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CITY OF CAMPBELL

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Land Use Element Map located inside back cover.



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1 INTRODUCTION



INTRODUCTION

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The City of Campbell takes its name from Benjamin Campbell, an early resident of the area (1881) and landowner. He served as the first Mayor from 1883 to 1885. In 1881, he built the first depot on the railroad from Santa Clara to Santa Cruz. In 1885, a depot was constructed there and the first store was opened.

Most of the land within the area was devoted to agriculture, primarily orchards. In 1881 and 1882, the land was used for raising livestock and for growing fruit. The first school was opened in 1881, and the first fire department was organized in 1881. By 1881, the city had a population of 1,000, a high school by 1886, and a high school by 1886.

I. PREAMBLE

A. City Setting and History

The City of Campbell is located midway between the centers of Los Gatos and San Jose, and is 50 miles southeast of the City of San Francisco. The accompanying location map (Map 1) is helpful in identifying Campbell with respect to other cities in the South San Francisco Bay Area. The topography of the area is generally level, sloping gently toward San Francisco Bay. Los Gatos Creek and San Tomas Aquino Creek provide the natural drainage for the area. The soil is rich and productive and the climate is ideal for the fruit and nut orchards which once furnished the chief basis for the industry of the Santa Clara Valley. The average rainfall is slightly above 14 inches (35.56 cm), with practically no rain from May to October. The range in the average mean temperature is from a high of 68.5°F (20.3°C) to a low of 46.8°F (8.22°C).

The City of Campbell takes its name from Benjamin Campbell, an early resident of the area (1851) and landowner. He served as the first Postmaster from 1885 to 1892. On his land was the "flag stop" on the railroad from Santa Clara to Santa Cruz. In 1886 a depot was constructed there and the first store was opened.

Most of the land within the area was devoted to agricultural use, primarily orchards. In 1887 the first use of the land for industrial purposes was in the development of a dehydrator for apricots and prunes. Although Campbell was not incorporated as a City until 1952, it had a grammar school by 1889, a fire department and newspaper by 1884, and a high school by 1900.

By the time the city was incorporated, on March 28, 1952, there was a well-established downtown commercial center. Many of the orchards which gave Campbell its "Orchard City" nickname were being replaced by housing, commerce, and industry. Today, agriculture is practically non-existent as an industry in Campbell.

B. The General Plan

Like people, no two cities are exactly alike. Aside from physical appearance, each has its own character, goals, and objectives as expressed by its government. The purpose of a general plan is to formally recognize and state the community's policies with regard to certain mandatory elements, as required by state law. These elements will be identified below. Through the adoption of its general plan, the community sets forth its goals and objectives and adopts policies that will aid in their effectuation. The end result of this process is the formation and maintenance of a more desirable environment for the community. As used here, environment refers not only to the natural environment, but also to a social and economic environment.

California State Law (Government Code, Section 65302) requires that general law cities, such as Campbell, must adopt certain "elements" to the general plan which address specific topics. At this time, there are nine such mandatory elements, including land use, circulation, housing, conservation, open space, seismic safety, noise, scenic highways, and safety. The previously adopted Public Facilities element has been incorporated into several of the mandatory elements.

C. The Planning Area

Campbell is surrounded by other urban jurisdictions. The City of San Jose borders Campbell on the west, north, and east. The Town of Los Gatos is to the south. The City of Saratoga is also adjacent to a small portion of Campbell's westerly boundary.

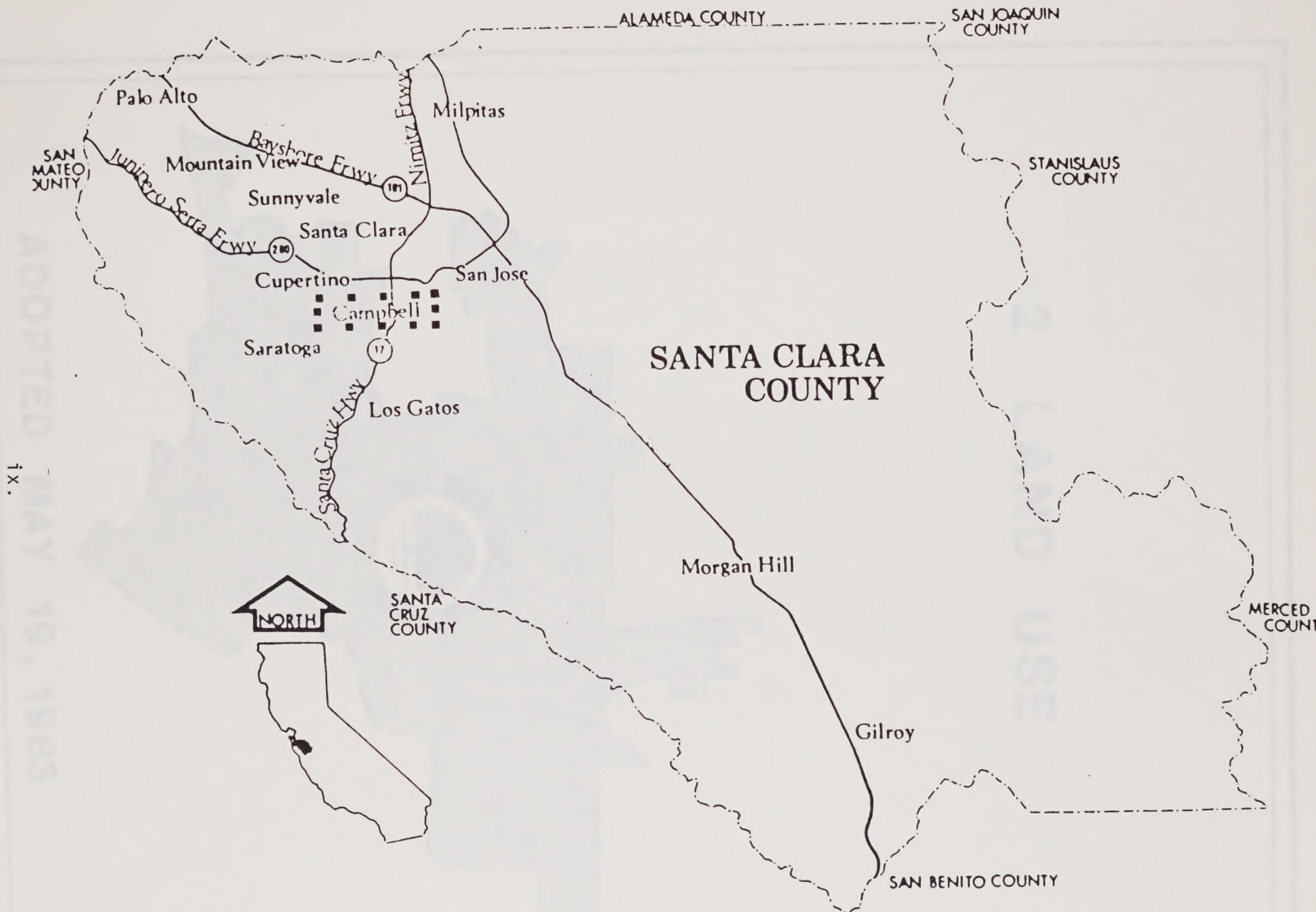
In an effort to produce a desirable pattern of urban growth, the Local Agency Formation Commission, LAFCO, has developed spheres of influence and urban service areas for each of the jurisdictions. The sphere of influence determines the extent of the City's ultimate boundary and indicates the jurisdiction to which unincorporated territory shall be annexed. The urban service areas defines the area which a city may reasonably expect to develop and service within the next five years. In Campbell's case, the Sphere of Influence Boundary and Urban Service Area are coterminous.

Many of the policies established in this general plan will rely on funding in order to be implemented. The source of these funds, their timing, and scheduling in the Capital Improvement Program will obviously play a large part in the implementation of these policies. Generally, however, a general plan such as this attempts to set a goal for accomplishment of its policies and objectives. Campbell's general plan is based on the year 1990. Considering the changes that have occurred in the past ten years with regard to such things as social programs and transportation, and housing costs, that is considered a reasonable goal.

It should be noted that any data in the following general plan elements, unless otherwise stated, is based on the

Sphere of Influence area for Campbell and not on the present incorporated limits. Justification for this approach is seen in the fact that eventually all of the unincorporated areas within the sphere of influence will become part of the City of Campbell and should, therefore, be included in the long range planning area.

- - -



MAP 1 - Cities of Santa Clara County

2 LAND USE



ADOPTED MAY 19, 1983

LAND USE ELEMENT

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I. GOALS/OBJECTIVES AND POLICY IMPLEMENTATION

A. Goals/Objectives

1. To maintain the balance of residential, commercial, industrial, and public land uses within the City.
2. To establish and maintain a land use and circulation pattern which will promote the optimum degree of health, safety, efficiency, and attractiveness within the City.
3. To maintain Campbell's identity and character through building design and preservation of historically significant structures.
4. To protect and enhance the integrity of residential neighborhoods, and to recognize the distinct character of these neighborhoods.
5. To ensure that commercial areas within the City are conveniently located, efficient, attractive, and safe for pedestrian and vehicular circulation.
6. To identify the downtown, commercial core as an area requiring special land use policies and development standards.

B. POLICY IMPLEMENTATION MATRIX

LAND USE POLICIES

DEPARTMENT / AGENCY
RESPONSIBLE FOR
IMPLEMENTATION

1. TO MAINTAIN BALANCE
OF LAND USES.

2. TO ESTABLISH OPTIMUM
LAND USE PATTERN

3. TO MAINTAIN CAMP-
BELL'S CHARACTER

4. TO PROTECT RESI-
DENTIAL NEIGHBORHOODS

5. TO ASSURE VIABLE
COMMERCIAL USES

1. The provisions of the zoning ordinance shall be strictly enforced.
2. The preservation and restoration of existing buildings of local significance shall be encouraged.
3. Through design review the City shall ensure that sufficient on-site parking and loading spaces are provided.
4. The land use policies and design standards specified in the "Campbell Downtown Development Plan" shall be used as a guide for development in the downtown area.
5. The City shall pursue a redevelopment program for the central Campbell area.
6. The City shall investigate means to utilize (on a long term basis) the high school property to serve as the City's community center.
7. Existing City-owned recreational open space lands shall be maintained and the possibility of acquiring or utilizing additional lands investigated.

Planning

Planning
Building

Planning

Redevelopment
Agency/Director.
Other Depts./
Agenices as
directed by City
Manager.City Manager
Planning

City Manager

Planning
City Manager
Public Works

X

X

X

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X

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X

X

LAND USE POLICIES

DEPARTMENT / AGENCY
RESPONSIBLE FOR
IMPLEMENTATION

1. TO MAINTAIN BALANCE
OF LAND USES.
2. TO ESTABLISH OPTIMUM
LAND USE PATTERN
3. TO MAINTAIN CAMP-
BELL'S CHARACTER
4. TO PROTECT RESI-
DENTIAL NEIGHBORHOODS
5. TO ASSURE VIABLE
COMMERCIAL USES

8. Existing trees shall be maintained in new developments wherever possible.	Planning			X	X		
9. Architectural review shall emphasize visually attractive on-site environments through careful attention to building scale, architectural design, landscaping and the placement of screening of loading areas and mechanical equipment.	Planning			X	X	X	
10. A variety of housing types and densities shall be encouraged.	Planning HCD	X	X	X	X		
11. The City shall protect residential uses which adjoin commercial or industrial uses from potential noise, traffic, safety hazards, and glare through site design.	Planning		X	X	X		
12. Wherever possible, neighborhood streets shall be protected from through traffic.	Planning Public Works			X	X		
13. The City shall undertake measures to retain the rural character of the San Tomas Area.	Planning	X	X	X	X		
14. The City shall enforce its sign control regulations and develop a program to bring non-conforming signs into compliance.	Planning City Attorney			X		X	

LAND USE POLICIES

DEPARTMENT / AGENCY
RESPONSIBLE FOR
IMPLEMENTATION

1. TO MAINTAIN BALANCE
OF LAND USES.

2. TO ESTABLISH OPTIMUM
LAND USE PATTERN

3. TO MAINTAIN OPTIMUM
BELL'S CHARACTER

4. TO PROTECT RESI-
DENTIAL NEIGHBORHOODS

5. TO ASSURE VIABLE
COMMERCIAL USES

15. General Commercial uses shall be located along major arterial streets to enhance their economic vitality and to prevent intrusion of commercial activity into residential areas.
16. Development in flood-prone areas shall be discouraged.
17. The City shall pursue the annexation of those unincorporated areas within the City's sphere of influence.
18. The undergrounding of utilities shall be required in all new development.
19. Commercial land uses in the downtown area are, generally, to be kept within the area defined by Orchard City Drive and Civic Center Drive.

Planning

X

X

X

X

X

Planning

X

X

Planning
City Manager

X

X

X

X

Public Works

X

X

X

Planning

X

X

X

X

X

APPENDIX

II. LAND USE ELEMENT BACKGROUND

A. Introduction

The Land Use Element defines the policies, goals, and objectives of the City with regard to existing and planned land uses. In the Land Use Element, the attempt is made to provide for the general welfare of the community through the separation of incompatible land uses, and through the increased efficiency resulting from land uses which do not conflict with one another.

The state requires that a jurisdiction include a statement of the standards of population density and building intensity recommended for the various districts. The standards which the City of Campbell has adopted came about as a result of numerous public hearings which were held in 1973, and reflect a decrease of some 20% in residential densities over the previously adopted standards. There are six residential densities presently designated on the Land Use Element map; ranging from less than 3.5 residential units per gross acre to a maximum of twenty-seven units per gross acre.

By 1982 the land use pattern in Campbell is well established. Approximately ninety-eight percent (98%) of the developable land in the City has already been developed. The extent of this development, its nature, and the amount of vacant land available is shown in Table I.

As shown in this table, most of the existing development in Campbell is compatible with what the City has planned. The discrepancies between the planned land use and existing land use are mainly nonconforming uses which eventually will be abated.

TABLE 1
LAND USE INVENTORY
CITY OF CAMPBELL - JULY 1982
EXISTING LAND USE

PLANNED LAND USE

TYPE OF USE		ACRES PLANNED		RESIDENTIAL DENSITY				COMMER- CIAL	PROF. OFFICE	INDUSTRIAL	PUBLIC & QUASI-PUB.	VACANT
		TOTAL	% OF TOTAL	LOW	LOW MEDIUM	MEDIUM	HIGH					
RESIDENTIAL DENSITY	LOW	1244.2	33.5	1195.0	1.3	0.3		3.7	0.2			43.7
	LOW-MEDIUM	171.8	4.6	97.5	56.1	1.0	6.8	1.3			1.0	8.1
	MEDIUM	200.8	5.4	41.6	5.8	101.8	37.0	2.0			1.6	11.0
	HIGH	161.8	4.4	30.0	5.9	3.7	87.9	7.6			1.2	25.5
TOTAL RESIDENTIAL		1778.6	47.9	1364.1	69.1	106.8	131.7	14.6	0.2		3.8	88.3
COMMERCIAL		312.3	8.4	14.7	1.8	10.3	7.1	244.6	13.7			20.1
PROFESSIONAL OFFICE		30.9	0.8	5.6	2.1	0.3		1.4	17.4			4.1
PUBLIC, SEMI-PUBLIC		463.3	12.5								461.2	2.1
INDUSTRIAL		296.5	8.0	23.6				36.9	2.2	227.9	0.7	5.2
MEDIUM DENSITY RES. AND/OR COMMERCIAL		0.4	*	0.4								
MEDIUM DENSITY RES. AND/OR PROF. OFFICE		3.8	*			2.5						1.3
COMMERCIAL AND/OR INDUSTRIAL		4.2	*					3.5	0.2			0.5
OFFICE / LOW-MEDIUM DENSITY RESIDENTIAL		3.9	*	2.1	1.2		0.2		0.2			0.2
OFFICE, COMMERCIAL, OR INDUSTRIAL		1.0	*									1.0
PROF. OFFICE AND/OR HIGH DENSITY RES.		3.0	*						3.0			
INDUSTRIAL / LOW- MEDIUM DENSITY RES.		0.8	*	0.6								0.2
MOBILE HOME PARK		32.7	0.9			32.7						
TOTAL PLANNED AREA		2931.4	78.8	1411.1	74.2	152.6	139.0	301.0	36.9	227.9	465.7	123.0
TOTAL STREETS AND FREEWAYS		787.7	21.2									
TOTAL		3719.1	100%	37.9	2.0	4.1	3.7	8.1	1.0	6.1	12.5	3.3

*ALL COMBINED = APPROX. 0.3%

B. Geographical Distribution of Existing Land Uses

Low density single family residential uses are the most dominant land uses within the City of Campbell. This type of residential use is interdispersed throughout the City although the greatest concentrations are west of San Tomas Expressway and east of Bascom Avenue. In total, approximately 38% of the land area of the City is occupied by this use.

Residential land use classification which would permit multiple family units (i.e. Low-Medium, Medium, and High Density Residential classifications) often have been used to serve as a transitional use between single family neighborhoods and commercial or industrial uses. These multiple family residential uses have been located near to or adjacent to major streets. The greatest concentration of multiple family units can be found along Union Avenue and that area bound by San Tomas Expressway and Highway 17. Approximately 10% of Campbell's land area is occupied by multiple family residential units.

Campbell exhibits a strong commercial base which can be divided into the following five geographical areas:

1. Winchester Boulevard
2. Hamilton Avenue
3. Bascom Avenue
4. Downtown Campbell
5. San Tomas Aquino Road/W. Campbell Avenue area

As is evident, it has been the City's goal that commercial uses be concentrated along major arterial streets. In addition, several small neighborhood commercial uses are located so as to serve the residential neighborhoods.

Campbell boasts of one major shopping mall - The Pruneyard.

Industrial uses are primarily concentrated in a corridor which parallels State Highway 17, Los Gatos Creek, and the Southern Pacific Railroad line. The freeway and the railroad provide excellent transportation access for the area. The industrial corridor serves as a noise buffer from the freeway and railroad. In general, industrial uses in Campbell are primarily smaller manufacturing and warehousing-type uses, although some large companies such as Zilog are located along southern Dell Avenue.

Lands shown for Public, Semi-Public uses are generally comprised of school sites, City-owned property, churches, and county lands. Eleven public school sites are located in the City. The City has one major park - John D. Morgan Park - and several smaller parks. A large percentage of the public land is located along Los Gatos Creek and the percolation ponds located along Highway 17 at the southern end of the City. The City parks, the area along Los Gatos Creek, and the percolation ponds serve as the primary outdoor recreational areas. In total, roughly 13% of the City is made up of Public, Semi-Public lands.

Only 3% of the land in the City is vacant. Thus, this limits new construction to the infill development of these few vacant sites or the redevelopment of currently occupied land.

C. Land Use Categories

Described below are the land use categories which are indicated on the Land Use Map:

1. Low Density Residential. There are presently three low density residential classifications indicated on the Land Use Element Map: (1) less than 3.5 units per gross acre; (2) less than 4.5 units per gross acre; (3) less than 6 units per gross acre. The first two classifications were recently adopted specifically for the San Tomas Area of the City. The "less than 6 units per gross acre" classification has been the standard low density residential classification since the City incorporated. In total, the Land Use Element indicates 1,244 acres to be developed at the low density residential level. Approximately 1,195 acres have already been developed. Development at this density is most often in the form of single family, detached, housing units. In the past several years, there has been a tendency to build units closer together and provide a larger common area for use of all residents in the subdivision. Such planned unit developments are not common at this density, but are present. As land becomes scarce within the City, it is anticipated that additional pressure to develop the maximum possible number of units on a site will be brought to bear on the City Council and Planning Commission.
2. Low-Medium Density Residential (6-13 units per gross acre): The low-medium density residential category permits a range of from 6 to 13 units per gross acre. Developments at this density consist generally of duplexes and small apartment buildings. Of the 171 acres planned for development at this density, approximately 56 acres are presently developed that way. Most of the area planned for this density, some 97 acres, is presently developed that way. As the plan is effectuated, one can assume that the single family development, which consists generally of older housing units, will give way to the higher density.

3. Medium Density Residential (14-20 units per gross acre):

The medium density residential classification on the land use plan permits a range of 14 to 20 units per gross acre. Historically, new development at this density has been in the form of apartments. However, as the cost of single family housing has risen so drastically in the past few years, one also finds an increasing tendency to develop townhouses and condominiums in this density classification. Generally, such townhouse/condominium development occurs at less than the maximum allowable number of units per acre.

Of the 200 or so acres planned for medium density, approximately 102 acres are presently developed at this density. Another 37 acres are actually developed at a higher density. This nonconformance came about when the City lowered the maximum allowable densities in 1973, as discussed above. An additional 41 acres is currently developed at a low density, and can be expected to redevelop as the plan is implemented.

4. High Density Residential (21-27 units per gross acre):

The high density residential category permits from 21 to 27 units per gross acre. Of the 161 acres planned for this density, 87 acres are so-developed at this time. Forty acres of land are developed at a low density, and 25 acres are vacant and presumably suitable for development. Recent developments in this density range are characteristically townhouse and condominium units.

5. Commercial: The commercial land use category accounts for some 8.4% of the total area of the community, which is roughly twice the average for cities having a population less than 50,000 persons. Of the 312 acres planned for commercial land use, some 245 acres are so-developed. The remainder is either vacant (20 acres) or in some other non-conforming use.

Of particular concern to the City is the planned commercial area in the downtown business district. With the completion of Civic Center Drive and Orchard City Drive, the downtown core is more clearly defined. New traffic circulation patterns have been created and new pressures for commercial development outside the core will arise. In order to clarify its position, the City Council has adopted several policies which are specifically directed toward development of the downtown area.

6. Professional Office: The plan map indicates approximately 30 acres of land solely for professional office use. Of this amount, some 13 acres are currently developed as offices, six acres are vacant, and the remainder is nonconforming residential or commercial.
7. Public, Semi-Public: The Public, Semi-Public land use classification represents the bulk of all property which is either owned by public agencies, or is generally open to public assembly types of uses. Properties owned by state and local public agencies such as the City, school districts, county districts, and parks are included under this category. Also included are such semi-public land uses as churches and private schools. Approximately 463 acres of land are planned for some public or semi-public land use. Of this amount, 461 acres are already developed in accord with the plan, with the remaining two acres being vacant.
8. Industrial: The industrial land use classification is intended primarily for manufacturing and warehousing type uses. These uses are generally not compatible with commercial and residential uses. The industrial classification accounts for approximately 297 acres of land or 8% of the total planning area. Of this amount, some 228 acres are used for industrial purposes while 61 acres are used by nonconforming commercial or residential uses.

9. Mobile Home Park: Consistent with the policies stated in the Housing Element, the City Council has designated two mobile home parks on the Land Use Element Map as "Mobile Home Park." By doing so, it is the City's intent to recognize mobile homes as providing needed housing in the community. The designation on the Land Use Element Map as "Mobile Home Park" will require any prospective developer seeking to redevelop a mobilehome park to some other use to obtain approval of a General Plan amendment as a first step in the redevelopment process. Approximately 33 acres are indicated on the General Plan for mobilehome land use, all of which is developed with mobilehome parks at this time.
10. Mixed Uses: The Land Use Element indicates seven categories of mixed land uses. These are special land use designations which were adopted to reflect the unusual character of the affected parcels brought about by the surrounding land uses. Any one of the land uses called for in the "mixed land use" classifications would be compatible with the surrounding uses. All of the mixed use categories combined amount to only 17 acres, or less than 0.3% of the total city area.

D. LAND USE MAP

The Land Use Map, located in the back of the General Plan document, illustrates the general form of the community in terms of the spatial allocation and intensity of land use activities. It plays a major role in guiding development within the community.

The General Plan Map should not be confused with the Zoning Map which divides the city into very precise zoning districts. These zoning districts contain specific standards governing permitted activities and the form in terms of height, building design, etc. which development will take. By state law, the General Plan Map and the Zoning Map must be consistent.

E. Policy for San Tomas Area

The San Tomas Area is an approximately 1-1/2 square mile residential neighborhood located in the southwest portion of the City, as indicated in Map 2. This area is unique in that it retains a more rural character than other parts of the City. Most of the area was developed under the jurisdiction of Santa Clara County. Large, often irregular-shaped, lots are predominate in the area, and many of the streets lack the standard curbs, gutters, and sidewalks. Almost one-half (48%) of the single family lots are larger than 8,000 sq.ft., while 18% of the lots are larger than 12,000 sq.ft.

Since 1979 there has been a strong concern expressed by residents of the San Tomas Area to preserve the rural, low density residential character of the area. Numerous public hearings have been held to solicit input from residents and property owners.

The City recognizes the San Tomas Area as unique in terms of its rural character and since 1980 has maintained a policy of:

- 1) maintaining a low-density residential area;
- 2) encouraging larger-than-minimum lot sizes;
- 3) encouraging the planting of trees, shrubs, greenery and other landscaping materials in new developments;
- 4) preserving existing trees and shrubs; and
- 5) considering alternate street improvements in appropriate area.

The City Council in 1982 took further action to preserve the area by reducing the residential densities in many areas, as indicated on the Land Use Element Map of the General Plan.

The Zoning Map, indicating the specific larger lot sizes, has been brought into conformance with the General Plan.

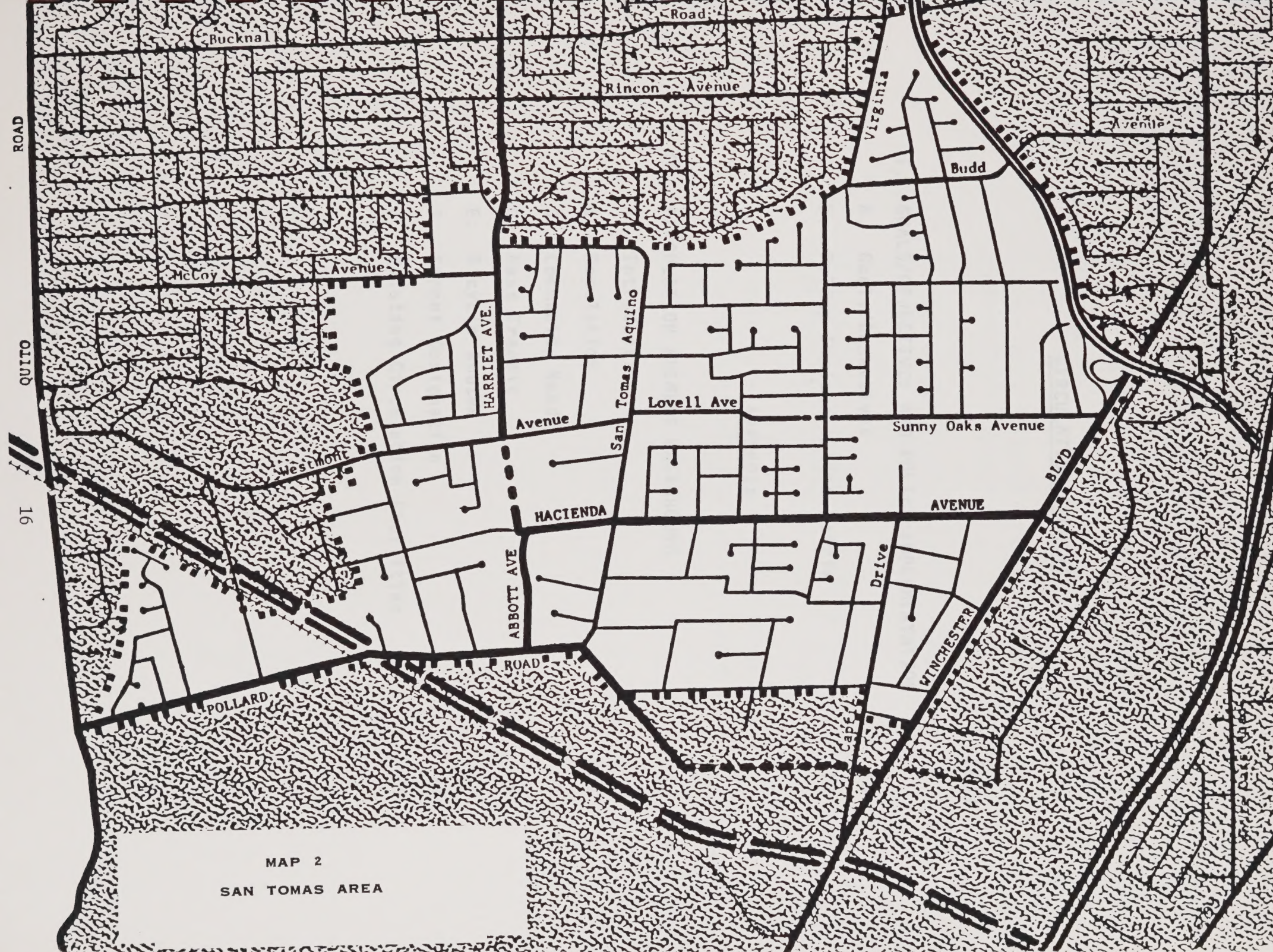
As part of the rural character, special attention has been given to the street pattern and design standards through the Circulation Element. This element identifies certain streets which need not be developed to the same standards required for other areas.

F. Policy for the Downtown Area

The "Downtown Area" of Campbell is generally defined as that area surrounded by Civic Center Dr. and Orchard City Dr. This area is the subject of a Specific Plan, known as the Campbell Downtown Development Plan, which was adopted on January 11, 1988 by the Redevelopment Agency. The plan identifies specific land uses for the downtown area as well as parking, design, and signing standards that are different for the downtown area than for the rest of the City.

By adopting the Campbell Downtown Development Plan, the City is recognizing the special character of the downtown area, its potential, and its problems. Implementation of this downtown plan will be accomplished through special zoning for the area which is consistent with the plan, and other actions by the Redevelopment Agency.

- - -



MAP 2
SAN TOMAS AREA

CIRCULATION ELEMENT

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I. GOALS/OBJECTIVES AND POLICY IMPLEMENTATION

A. Goals/Objectives

1. To provide a balanced and integrated transportation system.
2. To provide an efficient and attractive local transportation system.
3. To protect residential neighborhoods from non-local traffic.
4. To cooperate with other jurisdictions in regards to transportation planning.

B. POLICY IMPLEMENTATION MATRIX

CIRCULATION ELEMENT POLICIES

DEPARTMENT/AGENCY
RESPONSIBLE FOR
IMPLEMENTATION1. TO PROVIDE A BALAN-
CED AND INTEGRATED
SYSTEM.2. TO PROVIDE AN EFFI-
CIENT AND ATTRACTIVE
LOCAL SYSTEM.3. TO PROTECT RESIDEN-
TIAL NEIGHBORHOODS
FROM TRAFFIC.4. TO COOPERATE WITH
OTHER JURISDICTIONS.

1. The City shall strive to concentrate through traffic on arterial streets by allowing higher speeds on arterial streets and through reasonable control of driveways and turning movements on arterial streets to improve traffic flow.
2. The City shall support the development of a public transportation system that provides an attractive alternative to the automobile in terms of convenience, comfort, and speed.
3. Whenever possible, future street improvements and construction shall be compatible with buildings, sites, and natural features which have been designated by the City Council as having historic or cultural significance for the community.
4. The City shall provide reasonable restrictions to specific traffic movements where, in the opinion of the City Council, such action is considered necessary to reduce hazardous traffic conditions.
5. The City shall keep the County of Santa Clara advised as to the needs of the City in regards to the County expressway facilities.

Public Works

X

X

X

Public Works
City Manager

X

X

X

Public Works

X

Public Works

X

X

Public Works

X

X

X

CIRCULATION ELEMENT POLICIES

DEPARTMENT/AGENCY
RESPONSIBLE FOR
IMPLEMENTATION1. TO PROVIDE A BALAN-
CED AND INTEGRATED
SYSTEM.2. TO PROVIDE AN EFFI-
CIENT AND ATTRACTIVE
LOCAL SYSTEM.3. TO PROTECT RESIDEN-
TIAL NEIGHBORHOODS
FROM TRAFFIC.4. TO COOPERATE WITH
OTHER JURISDICTIONS.

6. The City shall work with adjacent and regional jurisdictions to determine the best alternative for a rapid transit system.
7. The City shall review the Circulation Element periodically to determine its consistency with the Transit District's plans for mass transit.
8. The City shall continue to work with the Transit District in the establishment and/or revision of bus routes in the community, in order that the District provides bus service that is in the best interests of the citizens of Campbell.
9. The City shall review the Circulation Element periodically to determine if the circulation system is adequate and to determine whether actual traffic flow is corresponding to the plan.
10. The City shall continue to develop bicycle trails as shown on the Circulation Element Map.

Public Works
City Manager

X

X

X

Public Works

X

X

X

Public Works
City Manager

X

X

X

Public Works

X

X

X

Public Works

X

X

CIRCULATION ELEMENT POLICIES

DEPARTMENT/AGENCY
RESPONSIBLE FOR
IMPLEMENTATION1. TO PROVIDE A BALAN-
CED AND INTEGRATED
LOCAL SYSTEM.2. TO PROVIDE AN EFFI-
CIENT AND ATTRACTIVE
LOCAL SYSTEM.3. TO PROTECT RESIDEN-
TIAL NEIGHBORHOODS
FROM TRAFFIC.4. TO COOPERATE WITH
OTHER JURISDICTIONS.

11. The City shall construct the following streets:

A. Class II Collectors

1. Campisi Way from Bascom Avenue through the Pruneyard Shopping Center to Campbell Avenue.
2. Capri Drive from Hacienda Avenue to Sunnyoaks Avenue.
3. An unnamed public street from Campisi Way across Los Gatos Creek to Hamilton Avenue between State Highway 17 and Los Gatos Creek.

Public Works

X

X

X

12. The City shall develop a procedure which allows alternative street improvement standards for designated "local streets" in the San Tomas Area.

Public Works

X

X

II. CIRCULATION ELEMENT BACKGROUND

A. Introduction

Traffic circulation and land use have been defined as being the most basic or fundamental of all the General Plan elements, since the other elements--either mandatory or optional--are in some ways related to them. Land use and traffic circulation are so interrelated that it is difficult to consider one without the other.

For purposes of this study, the terms "traffic circulation" and "circulation" are synonymous and refer to the physical facilities used to transport people and goods. The term "Circulation Element" as used in this study, refers to the adopted policy, objectives, and implementation procedures for the City. As such, the Circulation Element must consider both the existing and proposed transportation facilities, population projections, and community needs.

A good circulation system is recognized as being fundamental to the community's liveability and prosperity. Without a good system, residential neighborhoods may soon deteriorate and otherwise viable commercial and industrial areas may stagnate. An area with poor circulation (either too much or too little traffic) is likely to be abandoned in favor of more attractive facilities.

Traffic circulation is not limited to one means of transportation in Campbell. The City is served mainly by streets and also by rail and air service. Of the three, only the street system is the most likely to be modified by actions of the City Council. Rail service for Campbell is provided by the Southern Pacific Transportation Company, which operates largely as an independent agency. Likewise, the air service for the City is provided by San Jose Municipal Airport, some six miles away. San Francisco and Oakland International Airports also play a role in serving the circulation needs of the City, but their impact is almost impossible to assess here.

The main features of Campbell's circulation pattern are illustrated in the Circulation Element Map (Map 3).

B. Population

There are several factors related to the actual demand for circulation facilities. The most obvious one is population. Population figures alone, however, must be tempered by such factors as the status of the economy and employment and the proximity of competing goods and services. In the City of Campbell, particularly, the demand for circulation facilities includes such variables as the central location of the City with respect to adjacent cities. In addition, Campbell has developed as a commercial center for the West Valley, thus traffic volumes above and beyond that generated by Campbell's normal population are attracted to the City.

Campbell's current population of 31,702 (January 1, 1982) is approaching the maximum anticipated population of 34,000.

C. Community Needs

As indicated earlier, circulation facilities are developed as a result of both need for the facility and also policy on the part of the decision-making body. It is the policy of the City Council that the circulation system should be of primary benefit to the residents of Campbell and the City Council endorses the policy that Class I and Class II arterial streets shall be designed to encourage their use by through traffic and that local streets shall be designed to discourage their use by through traffic.

D. Mass Transit

At this point in time, "mass rapid transit" is still in the distant future. This is due to the fact that Santa Clara County has chosen not to participate in the San Francisco Bay Area Rapid Transit District (BART). The City of Campbell does, however, consider the concept of mass rapid transit as important to alleviating major transportation problems of the area. With this in mind, the City of Campbell will endeavor to do its fair share, in conjunction with other West Valley cities, to make mass rapid transit a reality. Such a commitment on the part of the City is considered a necessity, especially in light of the current energy situation. Campbell expresses a willingness to explore making light rail one of the modes of transit in the County of Santa Clara.

Currently, the only form of mass transit to serve the community is provided by the Santa Clara County Transit District. This service consists of buses following fixed routes on a fixed time schedule. Plans call for a more sophisticated system of fixed routes, including Light Rail. Campbell's Circulation Element is consistent with the Transit District's existing and proposed bus routes.

E. Bicycle Routes

The City Council recognizes that the popularity of bicycle riding has increased drastically in recent years. This resurgence of interest has caused many communities to give greater consideration to the issue posed by the need for safe, efficient, and enjoyable bikeway facilities.

The Campbell City Council requested that the Youth Commission develop a bikeway plan for inclusion in the Circulation Element of the General Plan. The goal of the proposed bikeway system is to promote the safe riding of bicycles both for

recreation and commuter purposes. The Commission feels that the development of a bikeway system will serve both community transportation and recreation needs and will promote the bicycle as an alternate transportation medium.

The plan developed by the Youth Commission utilizes both "on-street" and "off-street" routes, as well as both commuter and recreation routes. The plan entails three north-south routes and three east-west routes. Rather than suggest bikeways for all minor residential streets in the City, it was felt that bicyclists could use minor residential streets at their own discretion to reach the major streets. These major bikeways would then provide access to all general geographic areas of the City and points of interest. The Commission feels that various types of rights-of-way must be utilized for a comprehensive and functional bikeway system. The Commission is proposing bikeways on present street, railroad, and creek rights-of-way. This plan compliments a county-wide Bikeway Plan recently completed by Santa Clara County.

The Youth Commission also recommends that "the proposed bikeways are not intended for use of any vehicle other than bicycles."

F. Street Designations

As indicated above, the street system plays the most important part in the City's traffic circulation. For purposes of the Circulation Element, streets have been classified as being freeways, expressways, Class I arterials, Class II arterials, Class I collectors, Class II collectors, and local streets.

Freeways and Expressways: All designations referred to above are based on both traffic volumes and the type of service provided. Freeways and expressways, for example, are designed solely for the efficient movement of large volumes of traffic.

Freeways do not have grade crossings, and there are not traffic signals other than those restricting traffic entering the freeway during rush hours (peak volumes). Expressways, on the other hand, do provide grade crossings controlled by traffic signals, although it is the policy of Santa Clara County that all expressway intersections be provided with grade separations or interchanges at some time in the future. One factor that both freeways and expressways hold in common is that they do not provide direct access to frontage property. In addition, they are controlled and maintained by the State or County, respectively.

Alternative Street Standards: The City Council has recognized the San Tomas neighborhood as a distinctive residential area where alternative street improvement standards should be developed because of a lower density residential land use and a desire to preserve a less urbanized character. Map 4 illustrates the local streets in the San Tomas Area which have been identified for alternative street improvements.

The standard street improvement profile for a residential area requires the provision of a 60 foot right-of-way, with a 40 foot paved street surface. An alternative profile, as adopted by the City Council, would be supported for those "local streets" designated in Exhibit A.

Class I Arterial: The Class I Arterial streets in Campbell are planned to accommodate between 35,000 and 55,000 vehicles per day. There are only two Class I Arterials planned, and they are indicated on the Circulation Element Map (Map 3) as follows:

1. Bascom Avenue - for its entire length through the City.
2. Hamilton Avenue - for its entire length through the City.

Class II Arterial: Class II Arterial streets are planned to carry between 12,000 and 35,000 vehicles per day. The Class II Arterials which affect Campbell's circulation are as follows:

1. Campbell Avenue - from its junction with Hamilton Avenue to Bascom Avenue.
2. Hacienda Avenue - from the proposed extension of Harriet Avenue to Winchester Boulevard.
3. Leigh Avenue - from Dry Creek Road to Hamilton Avenue.
4. Pollard Road - from Quito Road to the proposed realignment of Pollard at Winchester Boulevard.
5. San Tomas Aquino Road/Harriet Avenue --from Westmont to Payne Avenue.
6. Union Avenue - from Bascom Avenue to Campbell Avenue.
7. Winchester Boulevard - for its entire length through the City.

The primary purpose of the arterial street system is to provide for the needs of through traffic and to relieve the local streets from excessive traffic volumes. Access to adjoining commercial and industrial properties is provided by the arterial street system.

Class I Collector: The Class I Collector streets are planned to handle between 3,500 and 12,000 vehicles per day. The Class I Collectors in Campbell are as follows:

1. Bucknall Road - from Quito Road to San Tomas Aquino Road.
2. Budd Avenue - from Virginia Avenue to Winchester Boulevard.
3. Capri Drive - from Pollard Road to Hacienda Avenue.
4. Curtner - from Bascom Avenue to Camden Avenue.
5. Dell Avenue - from San Tomas Expressway to Division Street.
6. Division Street - from Winchester Boulevard to Dell Avenue.

7. Harrison Avenue - from Civic Center Drive to Salmar Avenue.
8. McCoy Avenue - from Quito Avenue to Harriet Avenue.
9. McGlincey Avenue - from Curtner Avenue to Union Avenue.
10. Salmar Avenue - from Harrison Avenue to Hamilton Avenue.
11. E. Sunnyside Avenue - from Dell Avenue to San Tomas Expressway.
12. Virginia Avenue - from Hacienda Avenue to Budd Avenue.
13. Westmont Avenue - from Quito Road to San Tomas Aquino Road.

Class II Collector: Class II Collector streets are planned for a capacity of between 1,200 and 3,500 vehicles per day. The Class II Collector streets in Campbell are as follows:

1. Bucknall Road - from Virginia Avenue to San Tomas Aquino Road.
2. Burrows Road - from Hacienda Avenue to Pollard Road.
3. Campbell Avenue - from Bascom Avenue to Leigh Avenue.
4. Central Avenue - from Grant Street to Payne Avenue.
5. Darryl Drive - from Latimer Avenue to Payne Avenue.
6. Eden Avenue - from Payne Avenue to Hamilton Avenue.
7. First Street - from Rincon to Latimer Avenue.
8. Kennedy/Railway Avenues - from Winchester Boulevard to Campbell Avenue.
9. Latimer Avenue - from Darryl Drive to San Tomas Aquino Road.
10. Latimer Avenue - from Central Avenue to San Tomas Expressway.
11. Rincon Avenue - from Virginia Avenue to San Tomas Aquino Road.
12. San Tomas Aquino Road - from Hacienda Avenue to Harriet Avenue.
13. Sunnyside Avenue - from Virginia Avenue to Winchester Boulevard.

14. Virginia Avenue - from Budd Avenue to Bucknall Road.

In addition, there are three Class II Collector streets which are not yet built. One of these is the extension of Capri Avenue from Hacienda Avenue to Sunnyoaks Avenue, another is Campisi Way extension to connect the Pruneyard Shopping Center with Bascom Avenue, and the third is a street from Hamilton Avenue, west of Los Gatos Creek, connecting to Campisi Way.

The Collector streets are primarily intended to move traffic from local streets to the arterials, however they also provide access to adjacent properties.

Local Streets: The last class of streets shown on the Circulation Element Map is designated "Local Street". The main purpose of Local Streets is to provide access to adjoining property. The movement of traffic is usually a secondary function of the local street.

The accompanying map (Map 3) illustrates the location of these streets, freeways, and expressways. Generally, the street pattern for Campbell is already well established, as the area of the City is over 98% developed. Even the areas lying outside the city limits, but within Campbell's sphere of influence are, for the most part, already developed. The future pattern of streets will remain virtually unchanged.

G. Existing Circulation Facilities

Campbell is presently served on the east by Highway 17 Freeway, which connects with the Junipero Serra Freeway (280) at a point about 1.8 miles north of Hamilton Avenue. The Average Daily Traffic (ADT) for this north/south freeway through Campbell is approximately 125,000 vehicles per day.

In addition to Highway 17, Campbell is also served by two county expressways, both of which also run in a north/south direction. One of the expressways, the San Tomas Expressway, effectively bisects the City. The other, Lawrence Expressway, is outside the city limits, but does serve the western portions of the City. The ADT for San Tomas Expressway is approximately 28,000-30,000 vehicles.

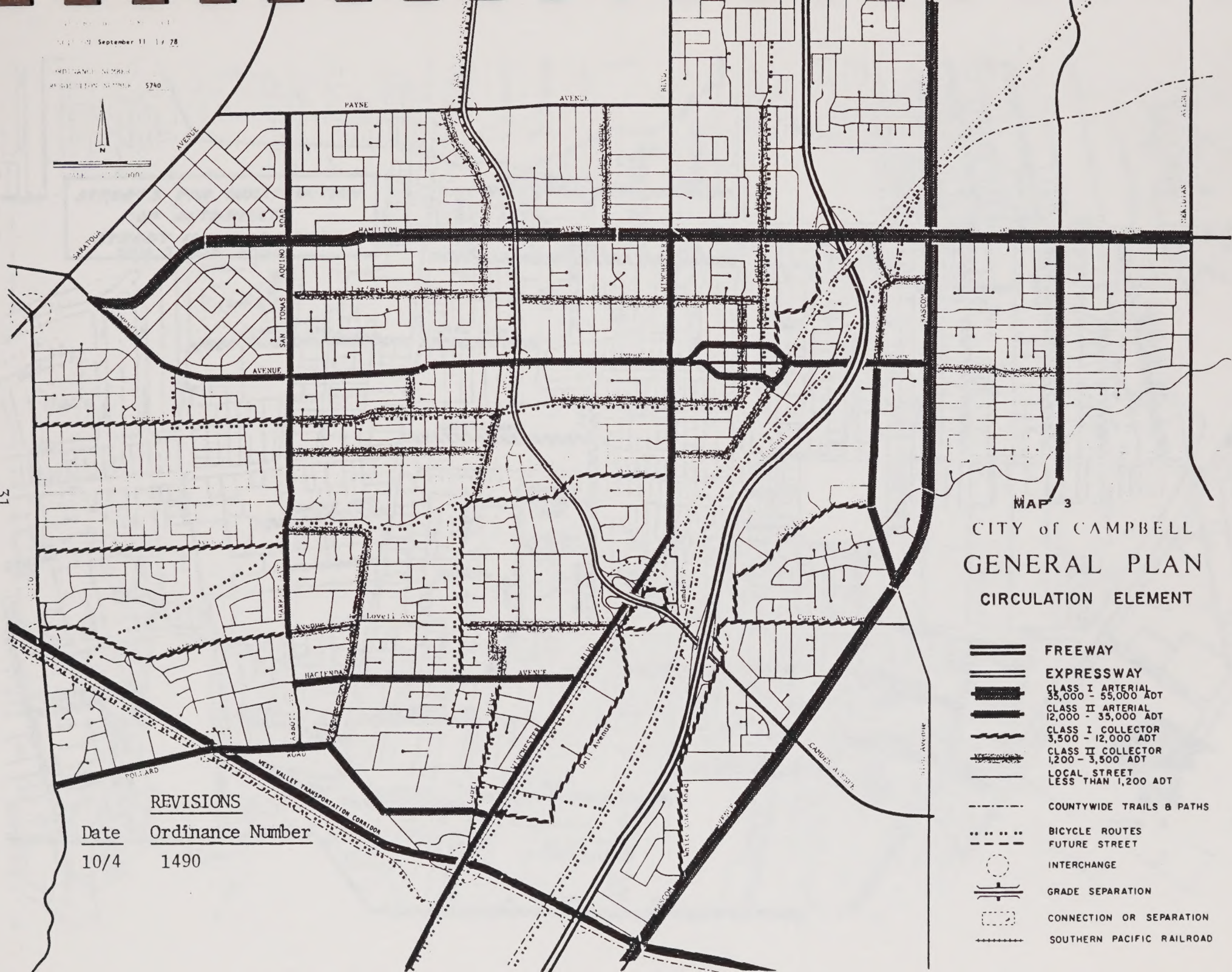
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September 11, 1978

ORDINANCE NUMBER
5740



31



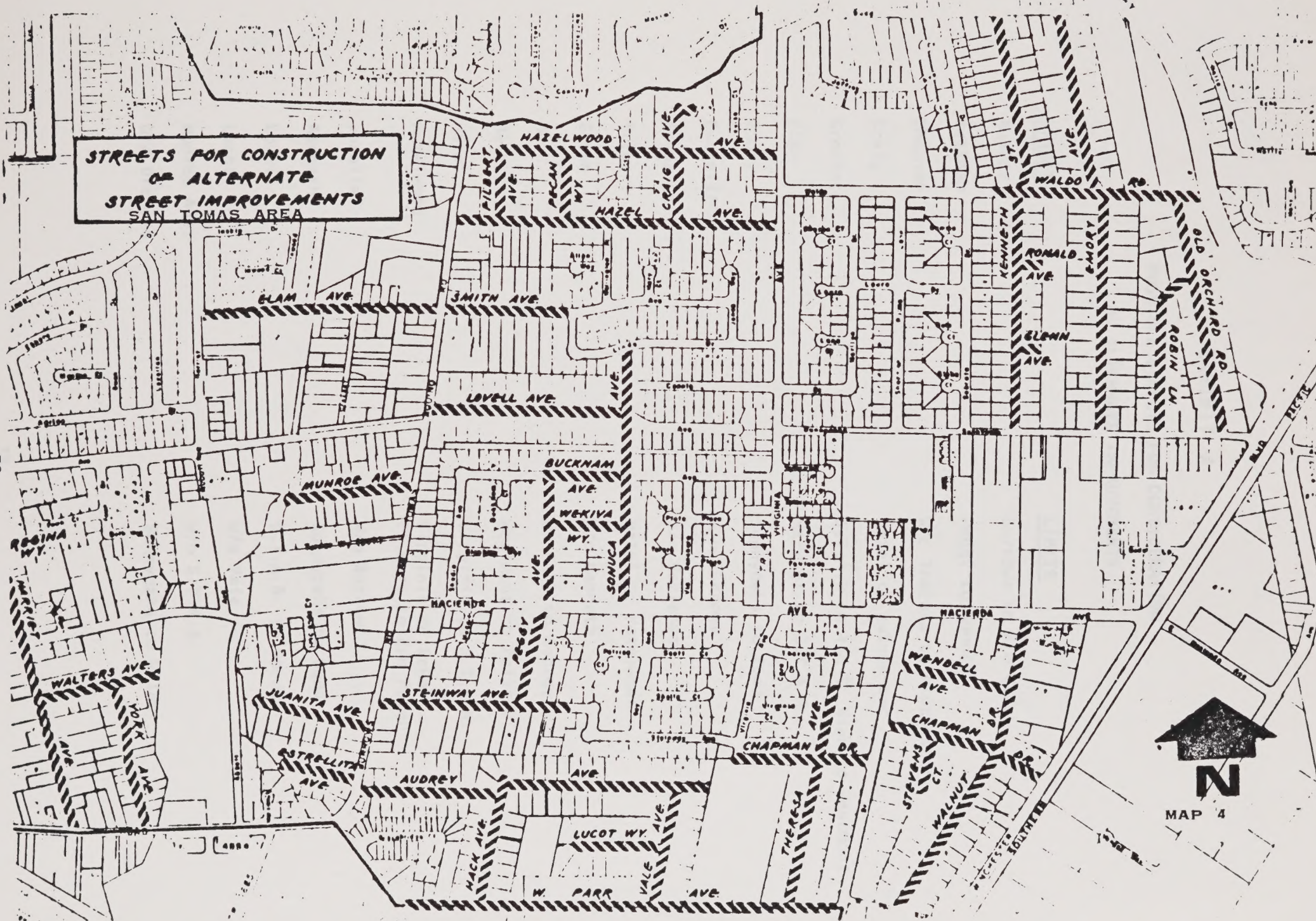
MAP 3
CITY OF CAMPBELL
GENERAL PLAN
CIRCULATION ELEMENT

- FREEWAY
- EXPRESSWAY
- CLASS I ARTERIAL
35,000 - 55,000 ADT
- CLASS II ARTERIAL
12,000 - 35,000 ADT
- CLASS I COLLECTOR
3,500 - 12,000 ADT
- CLASS II COLLECTOR
1,200 - 3,500 ADT
- LOCAL STREET
LESS THAN 1,200 ADT
- COUNTYWIDE TRAILS & PATHS
- BICYCLE ROUTES
- FUTURE STREET
- INTERCHANGE
- GRADE SEPARATION
- CONNECTION OR SEPARATION
- SOUTHERN PACIFIC RAILROAD

REVISIONS

Date	Ordinance Number
10/4	1490

**STREETS FOR CONSTRUCTION
OR ALTERNATE
STREET IMPROVEMENTS
SAN TOMAS AREA**



MAP 4

EXHIBIT A

POSSIBLE STREETS FOR CONSIDERATION OF ALTERNATE IMPROVEMENTS

<u>STREET</u>	<u>LIMITS</u>
Audrey	Burrows to E/o Vale
Bucknam	Peggy to Sonuca
Chapman	W/o Theresa to Winchester
Craig	Hazel to cul-de-sac
Crockett	S.T.A.R to 450 S. Elam to Westmont
Elam	Harriet to S.T.A.R.
Emory	Sunnyoaks to Budd
Estrellita	W/o Burrows
Freda Ct.	S/o Hacienda
Filbert	Hazel to Hazelwood
Glenn	W/o Kenneth
Hack	W. Parr to Audrey
Harriet	Westmont to Pollard
Hazel	Virginia to S.T.A.R.
Hazelwood	Virginia to Ecker Filbert to E/o Pecan
Juanita	W/o Burrows
Kenneth	Sunnyoaks to Budd
Lovell	S.T.A.R. to Sonuca
Lucot	W/o Vale
Munroe Ave.	W/o S.T.A.R.
Old Orchard	Sunnyoaks to Waldo

STREET

Pecan
Peggy
Regina Way
Robin Lane
Ronald
Smith
Sonuca
Steinway Ave.
Stevens Ct.
Theresa Ave.
Vale
Vandusan Lane
Waldo
Walnut Ave.
Walters Ave.
Wekiva Way
Wendell Ave.
W. Parr
York

LIMITS

Hazel to Hazelwood
Steinway to Bucknam
W/o Harriet
Sunnyoaks to Old Orchard
W/o Kenneth
S.T.A.R. to Linda
Hacienda to Linda
Burrows to E/o Peggy
S/o Chapman
W. Parr to 440' N/o Chapman
W. Parr to Audrey
N/o Pollard
W/o Kenneth to E/o Old Orchard
W. Parr to Hacienda
Harriet to E/o York
Peggy to Sonuca
Capri to Walnut
Pollard to Winchester
Walters to Pollard

CITY OF CAMPBELL



*One of the first homes built in Campbell was that of
Benjamin Campbell in the late 1800s.*

Housing Element Winter, 1991



City of Campbell

Department of Planning

CITY OF CAMPBELL

Housing Element of the General Plan

PREPARED BY:

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Adopted by City Council March 3, 1992

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526 Soquel Avenue

76

Santa Cruz, California 95062

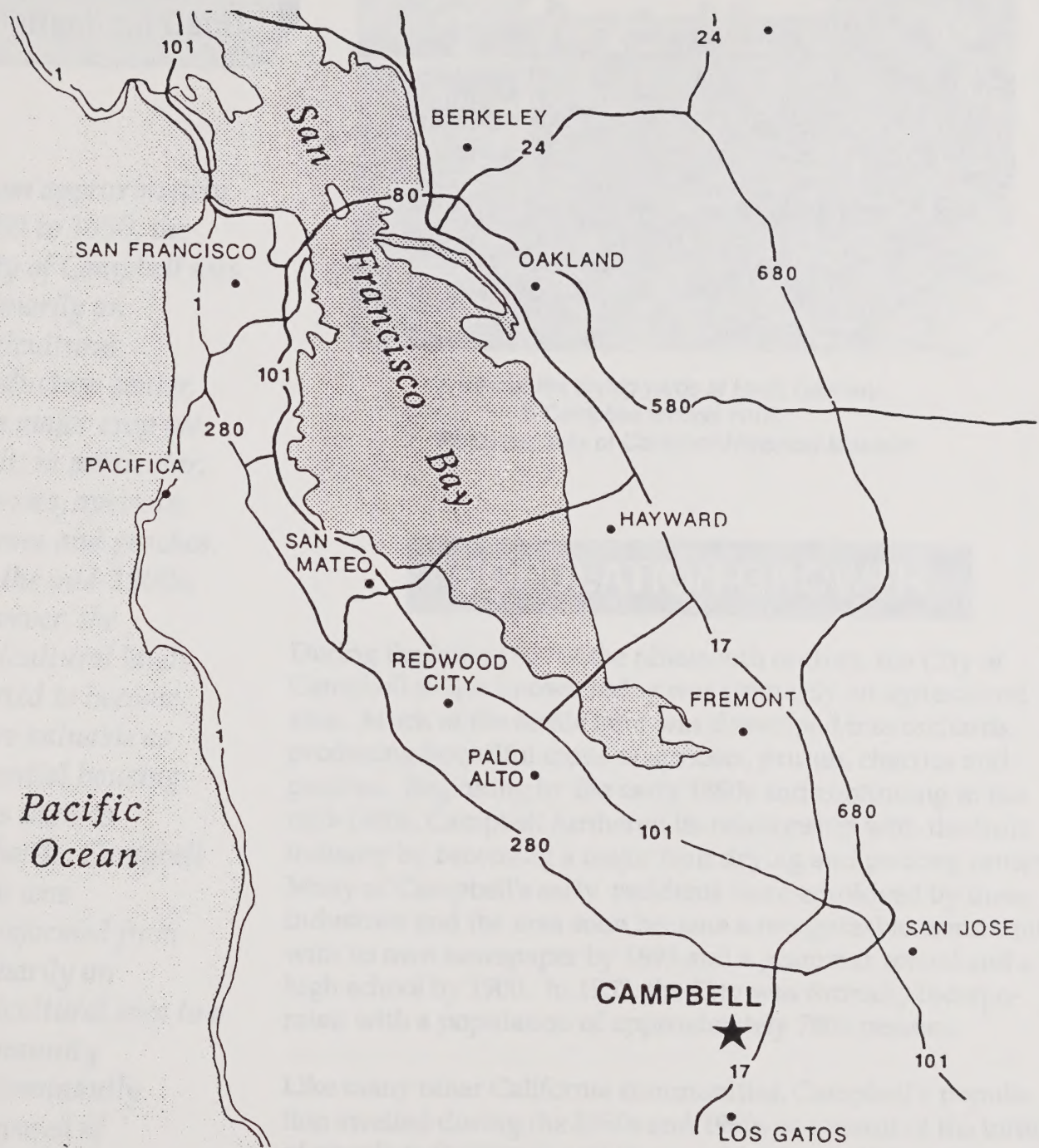
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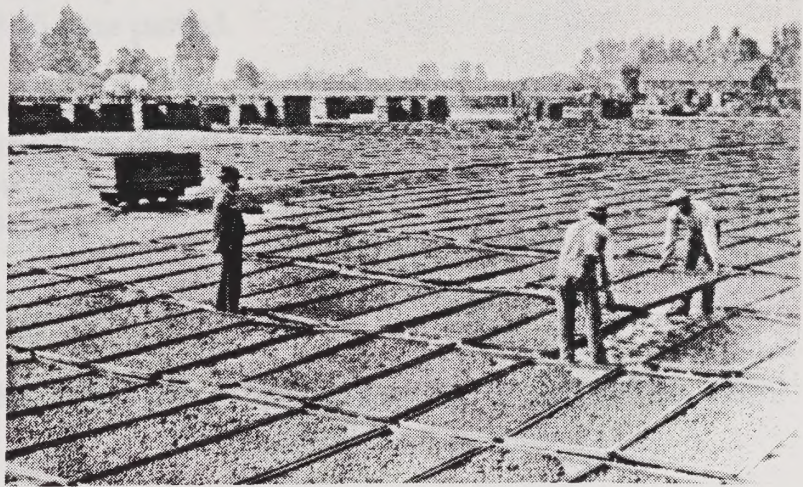
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Locational Map

Chapter 1: Population and Household Data

From approximately 1850 to 1950, the City of Campbell was primarily an agricultural production center. The major crop was fruit; in particular, cherries, apricots, prunes and peaches. By the mid-1900s, however, the agricultural lands started to become more valuable as potential housing sites than as orchards. Campbell soon was transformed from primarily an agricultural area to a community predominantly composed of residential neighborhoods.



A view of the drying yards at Hyde Cannery in Campbell around 1910.

Photo courtesy of Campbell Historical Museum

POPULATION GROWTH

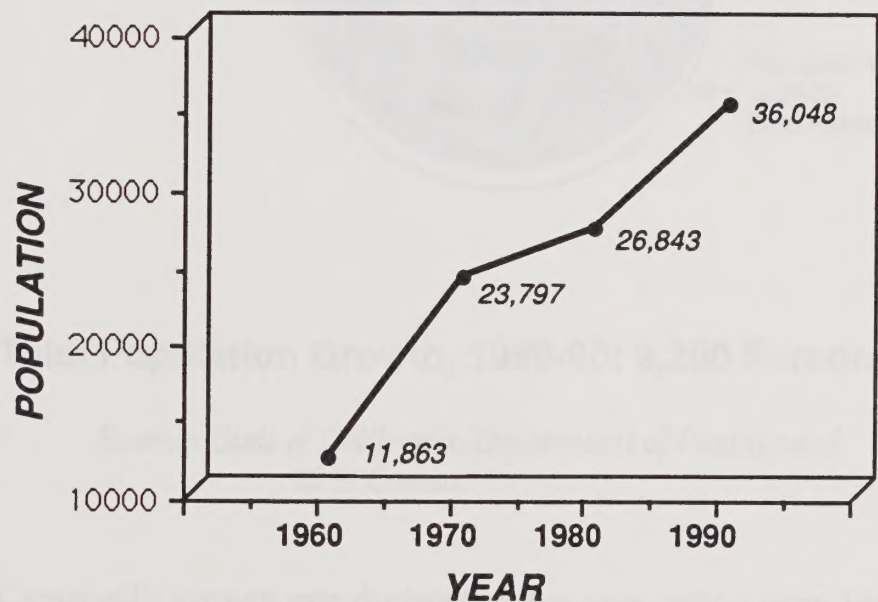
During the latter part of the nineteenth century, the City of Campbell as it is known today was primarily an agricultural area. Much of the fertile land was developed into orchards, producing bountiful crops of apricots, prunes, cherries and peaches. Beginning in the early 1890s and continuing to the mid-1900s, Campbell furthered its relationship with the fruit industry by becoming a major fruit drying and packing center. Many of Campbell's early residents were employed by these industries and the area soon became a recognizable community with its own newspaper by 1895 and a grammar school and a high school by 1900. In 1952, the City was formally incorporated with a population of approximately 7800 persons.

Like many other California communities, Campbell's population swelled during the 1950s and 1960s as a result of the influx of people to California and the new housing built to accommodate them. Agriculture and orchard lands were quickly transformed into residential neighborhoods. In the decade between 1960 and 1970, Campbell's population doubled. This rapid population increase slowed down in the decade between 1970 to 1980 but then picked up again in the decade between 1980 and

1990. One of the major reasons for this substantial growth was that the City annexed some already developed land during the 1980-85 time period.

The official U.S. Census population count for the City of Campbell as of January 1, 1990 was 36,048 persons. The chart below illustrates the growth in population in the City from 1960-1990.

**Illustration #1: Population Increase, 1960-1990
City of Campbell**



The City's population increased by 9,200 persons in the decade between 1980 and 1990. Approximately 77% of that growth occurred in the years between 1980 and 1985.

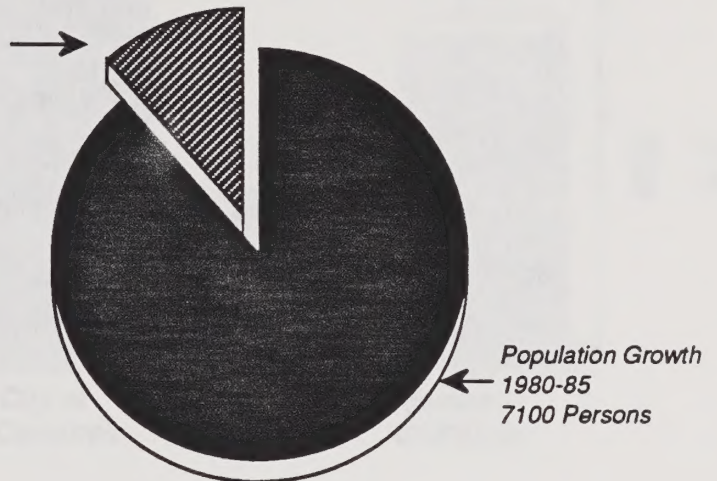
Source: State of California, Department of Finance and U.S. Census

Approximately 89% of the population growth during the 1980-1990 decade occurred in the years between 1980 and 1985. During that five year period, the City's population increased by 7,100 persons. From 1985-1990, however, the City's population grew by only 2093 persons. The graphic on the following page illustrates the proportion of growth for the two five-year

periods.

**Illustration #2: Population Increase
1980-85 and 1985-90
City of Campbell**

Population Growth
1985-90
2093 Persons

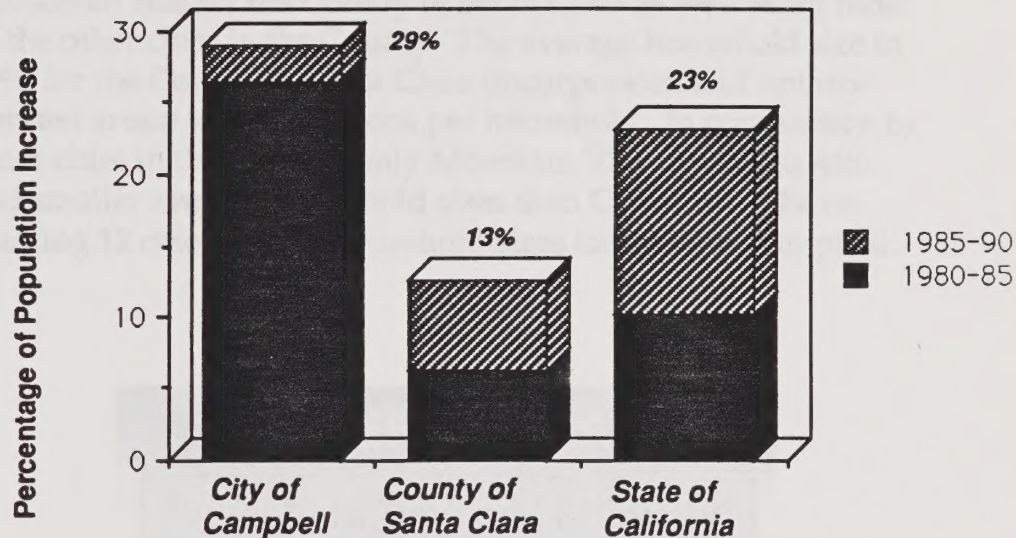


Total Population Growth, 1980-90: 9,200 Persons

*Source: State of California, Department of Finance and
U.S. Census*

Campbell's growth rate during the five year period from 1980 to 1985 was higher than the growth rates of either the County of Santa Clara or the State of California for the same time period. During 1980 to 1985, Campbell's population increased by 26% while the County of Santa Clara's population increased by 6% and the State's population grew by 10%. As Campbell's population growth slowed down in the years between 1985-90, its percentage of population increase also declined. From 1985 to 1990, the City's population increased by 6%, which was the same percentage increase experienced by the County. The State of California's population, however, increased by 13% during that same time period. The chart on the following page illustrates the City's growth rate in comparison to the growth rate for the County and for the State from 1980-90.

**Illustration #3: Comparison of Population Increase
1980-1990**



Campbell's growth rate outpaced that of both the County of Santa Clara and the State of California for the 1980-90 decade. Most of Campbell's population growth occurred during the period from 1980 to 1985.

Source: State of California, Department of Finance data for 1990 (Please note: Dept. of Finance population estimates may differ from U.S. Census data estimates)

While the City's cumulative growth rate for 1980-90 was higher than that of either the County of Santa Clara or the State of California, most of the growth took place during the 1980-85 time period. Since 1985, however, Campbell's growth rate has been more modest, partly as a result of the lack of available land for additional residential development.

HOUSEHOLD DATA

Household Size

In 1990, the average household in Campbell consisted of approximately 2.3 persons.

For purposes of looking at housing supply and demand, it is helpful to translate information from population figures into household data. According to State of California, Department of Finance estimates, there were 34,855 persons living in Campbell as of January 1, 1990. Approximately 173 persons

Campbell's average household size of 2.3 persons is smaller than most of the other cities in the County of Santa Clara.

group quarters and the remaining 34,682 persons were part of the 14,938 households in the City. This amounts to an average household size of 2.3 persons per household.

Campbell's average household size is smaller than the average household size for the County of Santa Clara as well as for most of the other cities in the County. The average household size in 1990 for the County of Santa Clara (incorporated and unincorporated areas) was 2.8 persons per household. In comparison to other cities in the County, only Mountain View and Palo Alto had smaller average household sizes than Campbell. The remaining 12 cities all had household sizes larger than Campbell.

HOUSEHOLD DATA

Household Type and Ethnicity

According to 1980 Census data, 58% of all households in Campbell were "family" households of two or more persons. Another 31% of all households were classified as one person households.

The most comprehensive data concerning the type of households living in Campbell comes from 1980 U.S. Census data. Of all the households in Campbell at that time, 58% were "family" households and the majority of those households were headed by a married couple. Another 31% of all households were one person households and there were slightly more female one person households (56% of all one person households) than male one person households (44% of all one person households). The remaining 11% of households were classified as "nonfamily" households with more than one person living together in a housing situation but not necessarily related by the usual ties of blood or marriage.

Illustration #4: Households by Type, 1980 City of Campbell

5,082	Family, Married Couple	(44% of Total)
1,632	Family, Male or Female Household Head	(14% of Total)
3,623	Single Person Household	(31% of Total)
1,302	Non Family Household	(11% of Total)
11,639	TOTAL HOUSEHOLDS	

Source: U.S. Census, 1980

There are a variety of types of households in Campbell.

Of the 3,623 households identified as single person households, only 49% were households where the person was over 60 years of age. This would indicate that Campbell's household mix in 1980 reflected a varied type of household, including traditional family households, elderly single person households, single parent households and non-elderly single person households.

Regarding race and ethnicity, 91% of the households were classified as "White" according to the 1980 U.S. Census. The next largest household type was "Asian and Pacific Islander" which comprised 4% of all households. It is probable that this percentage has increased since 1980 because of the influx of Asian households into certain neighborhoods in Campbell. In particular, the Sharmon Palms neighborhood has experienced an increase in Asian households in the last few years.

HOUSEHOLD DATA

Household Tenure

There were more renter households than owner occupied households in Campbell according to 1980 U.S. Census data.

Approximately 58% of all housing units were occupied by renter households according to 1980 U.S. Census data. Campbell's ratio of renter to homeowner households is higher than the ratio for the County of Santa Clara or for the San Francisco Bay Area. U.S. Census data for 1980 indicate that 40% of all housing units in the County of Santa Clara and 44% of all units in the San Francisco Bay Area were renter occupied.

If the 1980 percentages were applied to 1990 housing unit counts, it would indicate that there are 8,589 renter households in the City (58% of all occupied housing units) and 6,349 homeowner households.

HOUSEHOLD DATA

Households by Income Level

In reviewing household information, it is helpful to evaluate the proportion of households by income level. The four categories used to determine income level are very low, low, moderate and

In Campbell, a household of four persons with an annual income of \$27,000 or less would be considered to be a very low income household in 1990.

upper income households. These income levels are determined by evaluating the median income for the area and adjusting that income according to household size. In Campbell, a 4 person household with an income of \$27,000 or less for the year is considered to be a very low income household.

For state and federally assisted housing programs, the typical household income levels that are considered eligible for assistance are very low and low income households. Locally assisted housing programs, especially those funded with Redevelopment tax increment funds, are often targeted to very low and low as well as moderate income households.

Illustration #5: Household Income Limits, 1990

This chart indicates the maximum income for a 4 person household. Please see the chart in the Appendix for a complete listing of household sizes from 1 to 8 persons and maximum income limits.

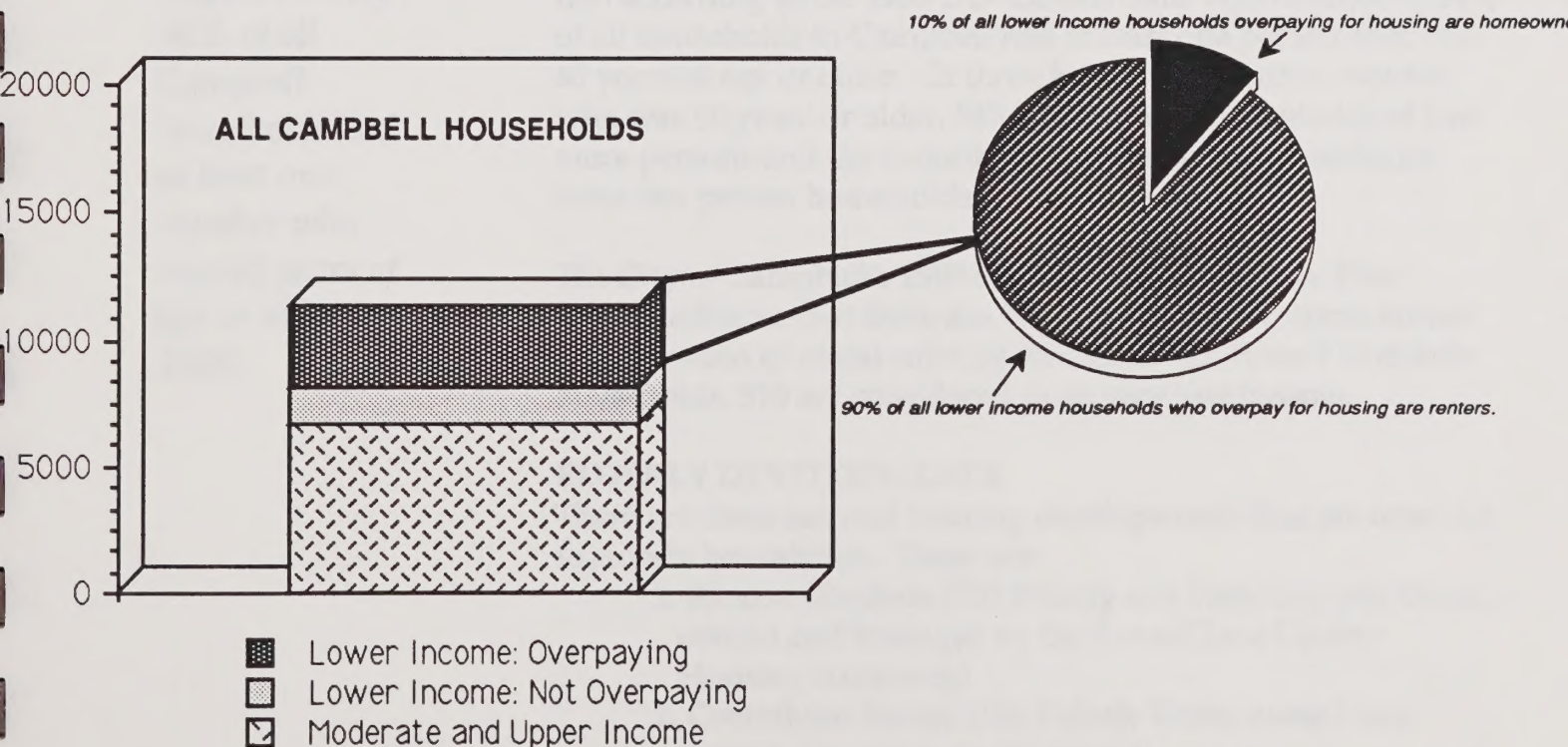
Type	Definition	Maximum Income 4-Person Household
Very Low	Households with incomes less than 50% of areawide median income	\$27,000/year
Low	Households with incomes between 51-80% of areawide median income*	\$35,700/year
Moderate	Households with incomes between 81-120% of areawide median income*	\$64,800/year
Upper	Households with incomes over 120% of median income	Over \$64,801/year
*Income limits for Campbell are based on areawide median income estimates for the County of Santa Clara. Because the County's median income is so high (\$54,000 for a family of 4 persons), the income limits for low and moderate income households are adjusted slightly downward by the State of California. The dividing line for low or moderate income household is calculated at 66% of median income for a 4-person household rather than at 80% of median income.		

According to ABAG, there were a total of 4,655 lower income households in Campbell. 69% of those households pay more than 25% of their income for housing. The majority of these lower income households who overpay for housing are renter households.

The households considered to be most in need of housing assistance are the very low and low income households. These two household categories are typically identified jointly as "lower income" households when used for housing program purposes. According to the ABAG 1989 Housing Needs Determination Report, 41% of all households in Campbell were lower income households in 1980. This was higher than the countywide average for the same time period when 32% of all County households were lower income. The cities of Campbell and Gilroy had the largest percentage of lower income households (41% for Campbell and 42% for Gilroy) of all the cities in the County of Santa Clara.

The total number of lower income households as reported by ABAG was 4,655 households. Of the total 4,655 households who are lower income, 3,203 households or 69% of the total overpay for housing. Overpaying as used by ABAG is defined as a household who pays more than 25% of their income for housing expenses.

Illustration #6: Lower Income Households and Households Overpaying for Housing, City of Campbell (1980)



Source: ABAG, Housing Needs Determination, 1989

HOUSEHOLD DATA

Households With Special Needs

Because of characteristics specific to them, there are certain households within a community that usually have special housing needs.

Households with Special Needs City of Campbell

Elderly Households
Handicapped Households
Overcrowded Households
Large Family Households
Single Parent Households
Homeless Households

Approximately 34% of all Campbell households had at least one member who was 60 years of age or older in 1980.

Elderly Households

Elderly over the age of 60 years represented 19% of the population according to the 1980 U.S. Census data. Approximately 34% of all households in Campbell had at least one person who was 60 years of age or older. Of those households with a member who was 60 years or older, 54% were family households of 2 or more persons and the majority of the remaining households were one person households.

The City of Campbell's 1989-92 "Housing Assistance Plan" (HAP) indicates that there are 710 elderly lower income households in need of rental subsidy assistance. Of those 710 elderly households, 510 are considered to be very low income.

ELDERLY DEVELOPMENTS

There are three assisted housing developments that are oriented to elderly households. These are:

1. **Rincon Gardens** (220 Elderly and Handicapped Units, owned and managed by the Santa Clara County Housing Authority)
2. **Corinthian House** (104 Elderly Units, owned and operated by a non profit group)

3. Wesley Manor (154 Elderly and Handicapped Units, owned and operated by the Santa Clara Methodist Retirement Foundation)

Elderly housing resources in Campbell include:

- ✓ 478 housing units in three assisted housing developments,
- ✓ mobile home park opportunities, and
- ✓ services provided by "Project Match."

Unfortunately, all of these housing developments are 100% occupied and the managers report substantial waiting lists. For example, Wesley Manor has a 2-3 year waiting list and the Housing Authority reports a similar wait for Rincon Gardens.

In addition to the three developments noted above, the 203 mobile homes located in the City's two mobile home parks also provide housing opportunities for elderly households.

The local social service agency which provides housing assistance to elderly households is called "Project Match." "Project Match" has been funded by the City of Campbell to provide shared housing opportunities for the elderly. Staff from "Project Match" report that their goal is to match 20 elderly households in Campbell on an annual basis with shared housing opportunities. Shared housing has been found to be a very effective means of not only providing affordable housing opportunities for elderly households but is valuable as a tool to prevent early institutionalization. "Project Match" is also establishing a new program where elderly and homeless are being matched. For example, matching a frail elderly person who has a housing unit with a middle-age homeless person. The hope underlying this program is that both of these persons would have something to offer the other. The elderly person has a home to share with a homeless person while the homeless person might be able to perform household chores and errands for the frail elderly. Since this is a new program, it is uncertain as to how many elderly households will be assisted but it is hoped that the program will be as successful as the traditional shared housing program.

Handicapped Households

The City's 1989-92 Housing Assistance Plan indicates that there are 550 handicapped individuals in Campbell and that special housing is provided for less than 10% of this population.

According to information provided by the "Economic and Social Opportunities, Inc." (ESO) agency, the most common problem encountered by handicapped persons in Santa Clara County is the lack of accessible housing. Many handicapped persons live in housing units that have inaccessible entrance or exits, poorly planned bathroom facilities, etc. This lack of accessibility prevents the handicapped person from living an independent and active life.

The City's Housing Rehabilitation Program does provide assistance to households with handicapped members in regards to modifications to existing structures. In addition, ESO operates a home access program which provides home modifications for handicapped households.

Overcrowded Households and Large Families

An overcrowded household is one in which there is more than one person per room in the living structure (usually "room" is defined as any room in the structure except for kitchen or bathrooms). The 1980 U.S. Census data indicate that 307 housing units had more than one person per room in Campbell. That translates to 2.6% of the total occupied housing stock. This was a decrease from the 1970 U.S. Census data when 6% of all of the units were overcrowded.

If the 1980 percentage of 2.6% is applied to the 1990 stock of occupied housing units, it would indicate that there are 388 overcrowded households in Campbell. It is probable that the actual number is higher than this, however, since there has been an increase in the number of Asian immigrants in Campbell. These households typically are lower income and, because of either financial need or cultural tradition, live many times in extended family situations with large households.

An issue oftentimes related to overcrowded households is the subject of large families and their specialized housing needs. Many times a family is overcrowded because it cannot find a house big enough to adequately accommodate more than the traditional four person family. According to the 1980 U.S. Census, there were 772 households with more than 5 persons in the family. This amounts to 6.6% of all households in the City at that time.

Single Parent Households

Because of the increased financial and emotional burden that single parent households carry, they oftentimes have difficulty finding adequate and affordable housing for themselves and their children. The City's 1989-92 "Housing Assistance Plan" (HAP) indicates that the number of single parent households has been increasing for the last several years. The HAP identified 1,219 households in Campbell with children under 18 headed by a single individual. Female heads of households comprise the majority of single parent households. The 1,219 households represent approximately 8% of all 1990 Campbell households.

One of the major needs of single parent households is affordable, suitably sized housing units. The City of Campbell does fund the "Shared Housing Project" of Catholic Social Services which assists many single parent households. The Project matches households in shared housing arrangements and the majority of their clients are single parent households. It is anticipated that 20 very low, low and moderate income Campbell households will be assisted yearly through this program.

Homeless Households

Homelessness is a housing issue that has become a significant social concern in recent years. The number of homeless persons has increased dramatically in the last decade for a number of reasons. These include the decrease in federal housing funds, the high cost of available housing, the increasing number of mentally ill individuals living on their own, persons with substance abuse problems, women and children fleeing family violence and the lack of family support networks in today's fast paced society.

**Illustration #7: Homeless Households by Type,
United States**

Single Men	46% of all Homeless
Families with Children	36% of all Homeless
Single Women	14% of all Homeless
Unaccompanied Youth	4% of all Homeless
	100% of all Homeless

Source: U.S. Conference of Mayors Study

According to the report, Homelessness in Santa Clara County, 1989, New Faces and Hidden Costs prepared by the County Homeless Overview Study Task Force, it is estimated that there are between 1800-2000 homeless individuals on any given day in Santa Clara County. The report does note that one of the major reasons for homelessness in the County is the lack of affordable housing. Since many of the chronic homeless were identified as having substance abuse problems or being mentally ill, they often have very limited or no incomes and are consequently unable to afford housing. There are also homeless households in which the household head has lost their job or their finances are so limited that they just could not afford to live in their housing unit any more. These households often join the ranks of the homeless after living in their cars or staying with friends and families for limited durations.

The City of Campbell does not appear to have a significant number of homeless individuals. Local agencies report that there are an average of 5 homeless persons on any given day in Campbell. According to the Director of Recreation and Community Services for the City of Campbell, the homeless in Campbell are most visible at the Campbell Community Center. These homeless individuals are usually single males with some appearance of substance abuse or mental illness. The Campbell Police Department also identified the Campbell Community Center as the most visible area where homeless congregate.

A representative of the Police Department did indicate that there were possibilities that homeless individuals might be in other locations in the City (i.e. along the creek bed or by the railroad tracks) but the Police Department has not received any calls or complaints about homeless in any location other than the Community Center. It should be noted that the Police Department does have a limited amount of United Way vouchers which they use for residents who need transportation, food or overnight shelter. These are available only in the event of dire, one time emergencies and can be used for homeless individuals or families.

A homeless male individual in Campbell would most likely be referred to one of the emergency shelters located in downtown San Jose. A female head of household who is homeless would also be directed to one of the shelters in San Jose which are specifically for women and their children.

While the number of homeless individuals is quite low in Campbell, the City will continue to monitor the homeless situation. As it has in the past, the City continues to actively participate in the County's Homeless Overview Task Force. In addition, one of the action programs in this document is for the City to review its current residential and commercial zoning categories to ensure that transitional housing and permanent shelters are allowable uses. In this way, if there is an active proposal to develop a temporary or permanent facility for homeless in Campbell, there will be the planning mechanism in place to review such a use.

Summary

The six households described on the previous pages all have special housing needs. Most of these "special need" households have limited or fixed incomes (especially elderly, handicapped, single parent and homeless) and are in need of affordable housing opportunities. Elderly and handicapped often are in need of housing units that are physically accessible while large families and overcrowded household need large, family sized units.

Farmworker households are a "special need" household in some communities but, in Campbell, there are no substantial concentrations of farmworker households nor is there a need for farmworker housing developments.

Chapter 2: Housing Stock Data

HOUSING STOCK DATA

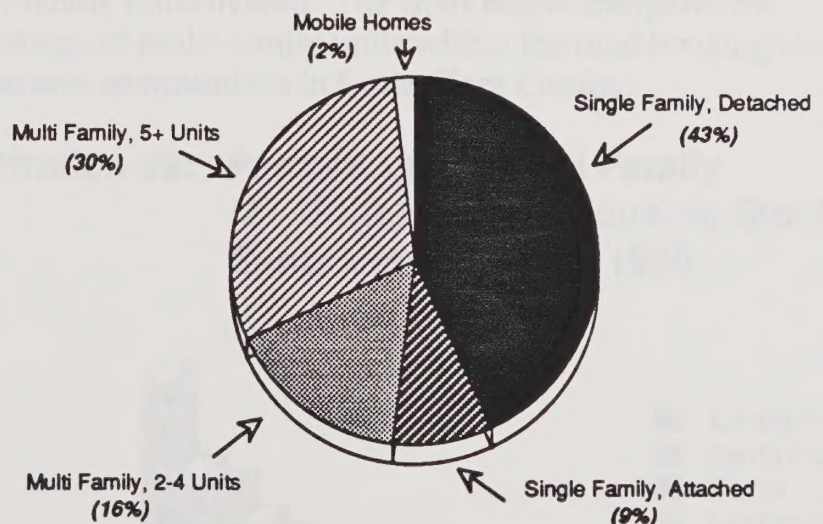
Housing Units By Type

As the population and households of Campbell have increased during recent years, so have the number of dwelling units increased. The 1980 Census identified 11,975 units in Campbell; by 1990, that number had increased to 15,398 units, an increase of 29% over the 10 year period. (The 15,398 figure is from the Department of Finance, yearly housing unit and population update.)

During the 1980-90 decade, the percentage of single family units in the housing stock has decreased while the percentage of multi family units has increased. In 1980, single family units (properties with only one unit) accounted for 58% of the total stock but, by 1990, that percentage had decreased to 43% overall for single-family, detached structures. Another 9% of the 1990 housing stock is single-family, attached units.

In 1990, there were a total of 15,398 housing units in the City of Campbell.

**Illustration #8: Housing Stock, By Type
City of Campbell, 1990**



6,650 Units - Single Family, Detached	(43% of Total)
1,384 Units - Single Family, Attached	(9% of Total)
2,526 Units - Multi Family, 2-4 Units	(16% of Total)
4,635 Units - Multi Family, 5+ Units	(30% of Total)
203 Units - Mobile Homes	(2% of Total)

Source: State of California, Department of Finance, 1990

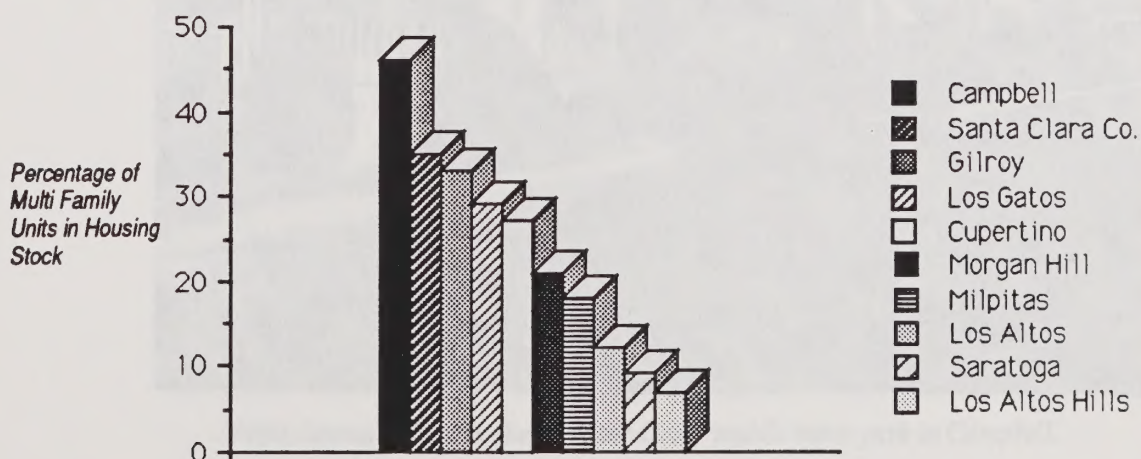


Example of multi family apartments built approximately 20-30 years ago in neighborhood close to the downtown area.

Approximately 46% of Campbell's housing stock in 1990 was multi family, 2 or more units. Campbell has the highest percentage of multi family units as compared to other Santa Clara County communities of 50,000 persons or less.

It is interesting to note that Campbell has emerged as a primary source of multi-family housing (non-single family with 2 or more units) in Santa Clara County. Of all of the communities with populations of 50,000 persons or less in Santa Clara County, the City of Campbell has the highest percentage of multi-family units overall. The chart below compares the percentage of multi-family units within the total housing stock for various communities in Santa Clara County.

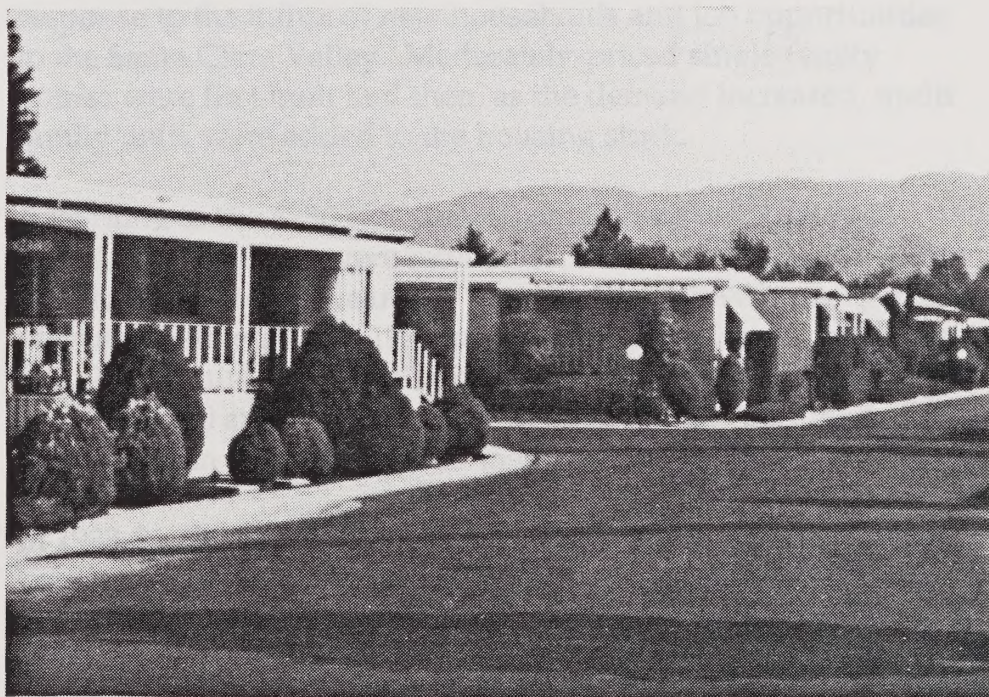
Illustration #9: Percentage of Multi Family (2+ Units) in Total Housing Stock Santa Clara County, 1990



Source: State of California, Department of Finance

A detailed inventory of housing units by type was completed by the City Planning Department in 1990. This inventory indicates that single family and multi family units are distributed fairly evenly throughout all of the City's neighborhoods. Mobile home opportunities are available in the City's two mobile home park neighborhoods.

In 1990, the City Planning Department undertook an inventory of all housing units in the various neighborhoods of the City. The total number of units counted throughout the City was 15,337, which is very close to the State of California, Department of Finance, estimate of 15,398 units as of January 1, 1990. The percentage of single family and multi family units also closely reflect the estimates as prepared by the Department of Finance. For example, the City Planning Department survey identified 42% of the housing stock as single family, detached units and the Department of Finance estimate was 43% of the total stock. The survey document prepared by the Planning Department inventories all of the housing units by type within each of the City's 27 different neighborhoods. The survey indicates that multi family and single family units are distributed throughout all of the neighborhoods while mobile homes are located only in two of the neighborhoods. There are approximately 172 mobile homes in the "Dillon/Camden" neighborhood, most of these are located in the "Timber Cove" mobile home park and the remainder are situated in the trailer park off of Gilman Avenue. Another 113 mobile homes are located in the "McGlincey" neighborhood, all in the "Paseo de Palomas" mobile home park.



Mobile homes located in the "Timber Cove" mobile home park in Campbell.

HOUSING STOCK DATA

Vacancy Rates

The vacancy rate in a community indicates the percentage of units that are both vacant and for sale or rent at any one time. In comparing vacancy rates for Campbell in recent years, the vacancy rate has hovered around 2.5% to 3.6%. According to data from the State of California Department of Finance, Campbell's vacancy rate in 1990 was 3%. Translated into actual numbers, this means that approximately 460 housing units were vacant as of January 1, 1990. These vacant units include units recently constructed (or nearing completion of construction) as well as previously occupied units that are on the market for rent or for sale.

HOUSING STOCK DATA

Housing Age and Condition

Campbell's housing stock is relatively "young" in age. Most of the housing units were built within the past 40 years.

The majority of Campbell's housing stock was built after 1950 in response to the influx of new households and job opportunities in the Santa Clara Valley. Moderately-priced single family homes were first built and then, as the demand increased, multi family units were added to the housing stock.

According to the 1980 U.S. Census data, there were only 601 units in the City that were built prior to 1940, or 3.9% of the total 1990 housing stock. Nearly 47% of the City's 1990 housing stock was built between 1970-1990 and is 20 years or less in age. The remaining units (7,741 units or 50% of the total) were built between 1940 and 1970 and some are starting to "age" and possibly be in need of deferred maintenance repairs.

In 1983-84, the City Building Department surveyed the existing housing stock and determined that 5% of the City's housing stock was in need of rehabilitation. The vast majority of those units in need of rehabilitation were single family units (91% of the total). Of those units determined to be in need of rehabilitation, most were structurally sound but their condition reflected a lack of maintenance.

Approximately 1,507 units in the City have been determined to be substandard. Of those 1,507 units, 1,018 are considered suitable for rehabilitation. The remaining 489 units may be economically unfeasible to rehabilitate and should possibly be replaced.

The most recent data concerning condition of housing units can be derived from the City's 1989-1992 "Housing Assistance Plan (HAP)." Data from the HAP indicate that approximately 10% of the housing stock is determined to be substandard or 1,507 units total. Of those substandard units, 1,018 were considered to be suitable for rehabilitation and the remaining 489 may be suitable for replacement.

Of the 1,018 units substandard and suitable for rehabilitation, approximately 50% are occupied by homeowners and the remainder are renter-occupied. The majority of households who live in substandard units are lower income households. The 1989-92 HAP identified that 77% of all homeowners and 89% of all renters in units suitable for rehabilitation were lower income households.

It appears from the information above that the percentage of substandard units in the City has been increasing over recent years. Given the age of the City's housing stock and the large number of units added to the housing stock during the years between 1940 and 1970, it is probable that the need for rehabilitation will continue to increase in coming years. The City currently administers a housing rehabilitation program with funding from the County of Santa Clara CDBG ("Community Development Block Grant") program and it is recommended that the City continue to participate in that program. In addition, the large number of units (489 units) which are substandard and potentially suitable for replacement rather than rehabilitation will be further investigated. It is likely that some of these units have already been replaced on infill parcels. Therefore, one of the action programs in this Housing Element Update is to identify and evaluate the current number of substandard units not suitable for rehabilitation and then propose specific action programs (see Housing Program #14 on page 67 of this document).

HOUSING STOCK DATA

Housing Cost

Like many other areas in California, the cost of housing in Santa Clara County has increased significantly during the past decade. In 1966, the average price of an existing home in Santa Clara County was \$22,910; by 1976, the price had more than

The median sales price for a single family detached home in Campbell was \$267,000 in mid-1990.

Clara County was \$22,910; by 1976, the price had more than doubled to \$53,500 and just two years later the price had tripled to \$77,120 in 1978. (All data cited is from the San Jose Real Estate Board.) The price of homes in Campbell also reflected this tremendous jump in prices so that, by the time the 1980 U.S. Census data was collected, the mean value of an owner-occupied unit in Campbell was \$105,500 (\$89,000 for a condominium unit).

Prices of homes in Campbell have increased since 1980. The median sales price for a single-family home in the Campbell neighborhood (whose boundaries are close but not exact to the incorporated area of Campbell) was \$267,000 in May of 1990. The median sales price for all transactions (single family, condominiums, townhomes and mobile homes) for the Campbell neighborhood was \$235,500 for the same time period. This median figure of \$235,500 is slightly higher than the median price for Santa Clara County which was \$230,000 for all transactions in May, 1990.

Average rental rate for a 2 bedroom apartment in Campbell was \$709 per month and the average rent for a 3 bedroom house was \$1205 per month in 1990.

The City's rental housing stock consists of apartments, duplexes, townhomes, condominiums, single-family units, mobile homes and individual room rentals. In order to determine average asking rental costs, a survey of units advertised for rent in the "San Jose Mercury News" was conducted during June and July, 1990. The rental analysis indicated that the average 2 bedroom apartment was advertised for a monthly rental of \$709 and the average 3 bedroom house was advertised at \$1205 per month. Illustration #10 on the following page lists the average advertised rent by bedroom size.

4406 Apts. Campbell LARGE IMMACULATE 2 BEDROOM, 2 BATH 1 BDRMS. STARTING \$675 TENNIS, POOL, SPA NEAR LOS GATOS 3501 SO. BASCOM NO PETS THE PINES APTS. CAMPBELL/ Hamilton THE FRENCH QUARTER Quiet, Comfortable & Convenient 1510 So. Bascom Ave. THE FRANCISCAN LUXURY LIVING	LINCOLN GATE APTS. Lg. studios \$565, 1 br. \$640, 2 br. \$775. No pets. Pool & sauna. 275 Union Av. LARGE Studios \$520 Jr. 1 br. \$535 + \$350 dep. AC, covd. prkg. disposal. MOVE IN BONUS! Avail. now! DELUXE 2 br. storage, 2 space carport, \$720. 260 N. San Tomas Aquino, near Hamilton NEWLY renov. 2 br's. from \$745. Garden setting, pool, sauna, clubhouse. 377 Union. QUIET GARDEN SETTING Professional atmosphere. Spacious 2 br. 1 1/2 ba. designer upgrades. \$800. SPACIOUS 2 Br. New crpt & prnt. \$650/Mo. + dep. Ready to move in. LARGE deluxe 2 br. Great Loc. Pool, AC. \$795. THE PRUNEYARD APTS 52 Michael Dr 1 BR STUDIO COTTAGE \$500 BAY RENTALS fee	*** HUGE sunny 2 Bdrm/1 Bath apts. from \$865. Beautiful garden setting, new crpt. & appl., pool, spa, exc. loc. Ask Denise for details (408) ... WOODLAND APTS. 2520 SO. BASCOM 1 & 2 BEDROOM UNITS COMPARE THE VALUE! LARGE 1, 2 & 3 BR. APTS. 2 Br. TH'S in beautiful garden setting. Amenities include: pool, spa, sauna, weight room, clubhouse! MOVE IN BONUS! 710 Nido Way CARDIFF GARDEN APTS. 1 br. \$620..... 2 br. \$750. Largest Apts. in Valley Pool, tennis, no pets. 215 Union Ave. BIG SPRINGS APTS. Lg. 2 br. 2 ba. apt. 2 parking spaces. No pets. \$765/mo. + sec. dep. 3645 So. Bascom Ave. Call
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Source: San Jose Mercury News

**Illustration #10: Average Rental Rates,
City of Campbell, 1990**

<u>Average Rent</u>	<u>Size of Unit</u>
\$380	Room for Rent
\$550	Studio Apartment
\$678	1 Bedroom Apartment
\$709	2 Bedroom Apartment
\$863	3 Bedroom Apartment
\$917	2 Bedroom House
\$1205	3 Bedroom House
\$1312	4 Bedroom House
\$1600	5 Bedroom House

*Survey conducted by Freitas + Freitas, Engineering and Planning Consultants, during June and July, 1990.
Survey of units listed for rent in Campbell neighborhood in "San Jose Mercury News."*

It is estimated that there are more renter households in Campbell than homeowner households. In 1980, the U.S. Census data indicated that 56% of all households were renters. Because of the large number of multi-family units that have been built in the City since 1980 (see discussion on page 16 of this document), it is expected that this percentage remains the same or even greater. Campbell's percentage of renter households exceeds the average percentage for other Bay Area communities as a whole. Approximately 47% of all households are renters in the Bay Area (Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Santa Cruz, Solano and Sonoma Counties), according to data from the U.S. Department of Labor.

HOUSING STOCK DATA

Affordability of Housing

The information on this and previous pages in regards to housing costs demonstrates the continuing difficulty of securing housing at affordable housing costs. Affordable housing is a major issue in California and is starting to impact the quality of life for many families. In fact, a recent (1990) report by the Joint Select Task Force on the Changing California Family, a state legislative committee, concludes that the high cost of housing is contributing to a crisis in the California family. The report states that,

In order to locate affordable housing, many family members are working longer hours, multiple jobs or commuting long distances to work. All of these factors take a toll on family life, leaving less time for parents to spend with their children and adding to the stress of an already long work day.

In other words, the lack of adequate and affordable housing has an impact not only on current day-to-day living arrangements but may also affect future generations.

In Campbell, as in other California communities, households are often forced to spend more than a reasonable share of monthly income for housing. In determining what is "affordable," a rule-of-thumb most commonly used is that a household should spend no more than 30-35% of their household income for housing costs. These percentages vary depending on the type of agency administering the housing program, the actual household income and whether the household is an owner or renter household. For example, changes to State law effective January 1, 1991 specify the following percentages of household incomes for affordability determinations.

Renter Households

<i>Very Low Income:</i>	30% of 50% of Areawide Median Income
<i>Low Income:</i>	30% of 60% of Areawide Median Income
<i>Moderate Income:</i>	30% of 110% of Areawide Median Income

Owner Households

<i>Very Low Income:</i>	30% of 50% of Areawide Median Income
<i>Low Income:</i>	30% of 70% of Areawide Median Income
<i>Moderate Income:</i>	35% of 110% of Areawide Median Income

AFFORDABILITY OF RENTAL UNITS

A very low income household cannot afford the average rent for either a two or three bedroom apartment.

Using the affordability criteria listed on the previous page, the average 4 person **very low income** household in Campbell can "afford" \$675 per month for housing. This was calculated by multiplying 30% of 50% of areawide median income for a 4 person household, which in 1989-90 was \$27,000 per year. The average 2 bedroom apartment in Campbell was advertised for rent at \$709 per month according to the survey conducted in 1990 for this Housing Element. To pay this amount in monthly rent would require 31.5% of the household's monthly income. The only unit that would be affordable for this very low income household would be a studio apartment, for which the advertised average rent is \$550 per month. However, while this unit may be affordable, it would not be suitable in terms of size for a 4 person household.

A low income household can afford the average 2 bedroom apartment rent but cannot afford the average rent for a 3 bedroom unit.

The **low income** household of 4 persons in Campbell theoretically has \$810 per month (using the 30% housing cost ratio at 60% of areawide median income) to spend for housing. This household would be able to afford the average 2 bedroom apartment at \$709 per month. However, if this household needed a 3 bedroom unit, they would need to pay a greater share of their income for housing. A 3 bedroom apartment would require 32% of their monthly income and a 3 bedroom house would necessitate that they pay approximately 34% of their income for housing monthly. These percentages were calculated using 60% of areawide median income for a household with 4 persons.

Illustration #11: Comparison of Rental Housing Affordability by Income Level, City of Campbell, 1990

Amount of monthly income that a very low income household could "afford" for rent	\$550	Average Studio Apartment
	\$675	Very Low Income Household*
	\$678	Average 1 Bedroom Apartment
Amount of monthly income that a low income household could "afford" for rent	\$709	Average 2 Bedroom Apartment
	\$810	Low Income Household*
	\$863	Average 3 Bedroom Apartment
	\$917	Average 2 Bedroom House
Amount of monthly income that a moderate income household could "afford" for rent	\$1205	Average 3 Bedroom House
	\$1312	Average 4 Bedroom House
	\$1485	Moderate Income Household*
	\$1600	Average 5 Bedroom House

* Amount indicates 30% of monthly income for a household of 4 persons in 1990 dollars, using affordability criteria as listed on bottom of page 22 of this document.

As the chart above illustrates, the very low and low income households have real difficulty in terms of renting affordable and adequately sized units. Most moderate income households, however, can theoretically afford all but the largest of rental units.



These brand new homes were listed for sale in 1990 in the \$400,000+ price range. They are typical of "higher end" housing in terms of price in Campbell.

Should a household wish to purchase rather than rent a housing unit, the affordability dilemma becomes even more complicated. If the average unit in Campbell has a median sales price of \$235,500 (see discussion of sales prices on page 20 of this document), then a household should have an average household income of at least \$76,000 annually to be able to afford to purchase a unit. This calculation is based on a 20% down payment with a fixed interest mortgage of 10% for a 30 year term. (Please note: the calculation does not take into account any Homeowners Association dues, property assessments or utilities.)

\$235,500	Purchase Price
<u>(\$47,100)</u>	Down Payment (20%)
\$188,400	First Mortgage
 \$1654	 Principal and Interest on First Mortgage (10% Interest, 30 Years)
<u>\$ 250</u>	Property Taxes and Insurance
\$1904	Monthly Housing Cost

Using a 30% affordability ratio, this hypothetical household should have a gross monthly income of \$6,346 and an annual

In order to purchase the median priced unit in Campbell, the average household would need an annual income of at least \$76,000. This assumes that the household also has the required 20% down payment of approximately \$47,100. If the household financed the property with less than 20% down, the annual income required would be even higher.

income of \$76,000 in order to purchase this unit. In addition, the household needs to have the \$47,100 required for the down payment. With these levels of income and equity requirements, the purchase of the average unit in Campbell is out of the reach of very low, low and moderate income households. The only way that these households could afford the average unit is if they already own a housing unit and could use the equity from the existing unit to "buy down" the mortgage amount for the new unit.

It appears then that low and moderate income households are priced out of the homeownership market in Campbell. The only way that these type of households are going to be able to become homeowners is if there is some type of intervention into the market place in the form of public incentives or subsidies (i.e. Mortgage Revenue Bonds, Redevelopment Tax Increment funds, etc.). For example, Redevelopment Tax Increment funds could be used to subsidize down the cost of providing an affordable "for sale" unit. In order to provide a unit that was affordable for the average low income household in Campbell, that unit would have to sell for approximately \$80,000-85,000 and a unit affordable to the average moderate income household would have to sell for approximately \$140,000-150,000 in 1990 dollars.

Chapter 3: Existing Affordable Housing Opportunities

As part of the process of evaluating housing needs and objectives, it is important to identify existing resources within a community. This chapter describes the various affordable housing opportunities that currently exist in Campbell. In specific, affordable housing opportunities are available in the following areas:

- ✓ assisted housing,
- ✓ Section 8 rental subsidies,
- ✓ rehabilitation of existing units,
- ✓ housing related support services, and
- ✓ home purchase.

EXISTING AFFORDABLE HOUSING

Assisted Housing

There are currently a total of 622 housing units in the City which have been financed with federal funds and are available at affordable rents. These 622 units represent approximately 4% of the City's 1990 total housing stock.

Of the City's total 15,398 housing units in 1990, 622 or 4% have been financed with federal funds and are available at affordable rents.

Of the total 622 units, 478 units are designed for occupancy by elderly and/or handicapped households. The remaining 144 units are designed for occupancy by lower income, family households. Following is a breakdown of the 622 units by project type.

Elderly/Handicapped Units

104 Units	Corinthian House Budd Avenue, Campbell Section 221 (D) (3) 36 of the units are under Section 8 Contract
220 Units	Rincon Gardens Rincon Avenue, Campbell All units under Section 8 contract

Wesley Manor is a 154 unit development which provides affordable housing opportunities for elderly and handicapped households. The property is owned and managed by the Santa Clara Methodist Retirement Foundation.



Elderly and Handicapped Units (Continued)

154 Units Wesley Manor
Winchester Avenue, Campbell
154 Units are under Section 8 Contract

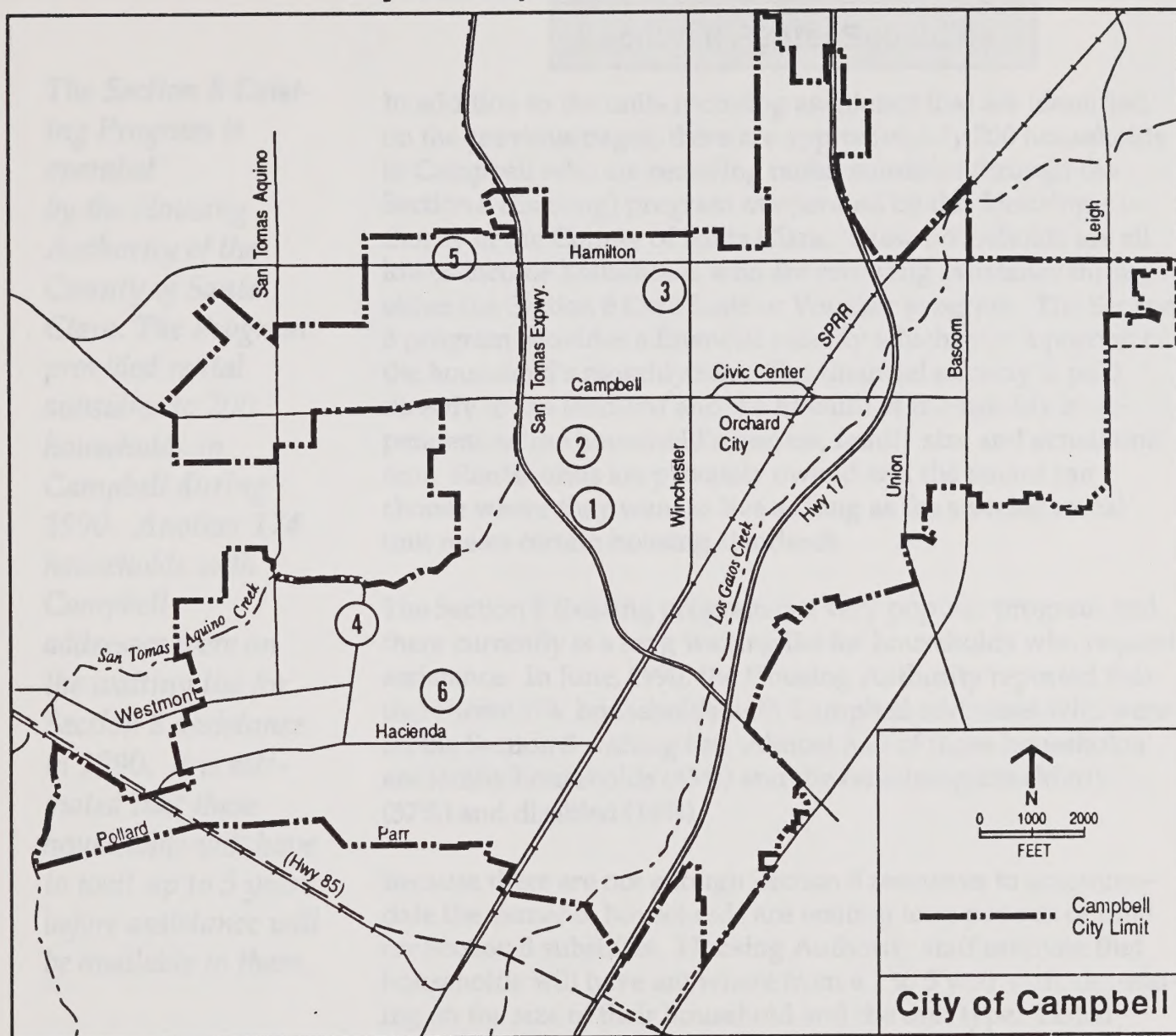
Family Units

36 Units Sharmon Palms Neighborhood
2 bedroom multi family rental units that are either under Section 8 contract or whose rents are 25% of lower income maximum household limits (as required by contract with Redevelopment Agency).

8 Units Hamilton Avenue Neighborhood
Multi family rental units that are either under Section 8 contract or whose rents are 25% of lower income maximum limits (as required by contract with City of Campbell).

100 Units San Tomas Garden Apartments
Multi family Section 236 development with units ranging in size up to 4 bedrooms.

**Illustration #12: Location of Assisted Housing Developments
City of Campbell, 1990**



<i>Name</i>	<i>Number of Units</i>	<i>Type of Units</i>
1. Corinthian House	104 Units	Elderly and Handicapped
2. Rincon Gardens	220 Units	Elderly and Handicapped
3. Wesley Manor	154 Units	Elderly and Handicapped
4. San Tomas Gardens	100 Units	Family Units
5. Hamilton Avenue	8 Units	Family Units
6. Sharmon Palms	36 Units	Family Units

EXISTING AFFORDABLE HOUSING

Section 8 Rental Subsidies

The Section 8 Existing Program is operated by the Housing Authority of the County of Santa Clara. The Program provided rental subsidies to 200 households in Campbell during 1990. Another 174 households with Campbell addresses were on the waiting list for Section 8 assistance in 1990. It is estimated that these households will have to wait up to 5 years before assistance will be available to them.

Fair Market Rents are the maximum rents paid under the Section 8 program for units that meet health and safety standards and are adequate in size for the household.

In addition to the units receiving assistance that are identified on the previous pages, there are approximately 200 households in Campbell who are receiving rental subsidies through the Section 8 (Existing) program as operated by the Housing Authority of the County of Santa Clara. These households are all lower-income households who are receiving assistance through either the Section 8 Certificate or Voucher program. The Section 8 program provides a financial subsidy which pays a portion of the household's monthly rent. The financial subsidy is paid directly to the landlord and the amount of the subsidy is dependent on the household's income, family size and actual unit rent. Rental units are privately owned and the tenant can choose where they want to live as long as the selected rental unit meets certain housing standards.

The Section 8 Existing program is a very popular program and there currently is a long waiting list for households who request assistance. In June, 1990, the Housing Authority reported that there were 174 households with Campbell addresses who were on the Section 8 waiting list. Almost half of those households are family households (45%) and the remaining are elderly (37%) and disabled (18%).

Because there are not enough Section 8 resources to accommodate the demand, households are waiting long periods of time for Section 8 subsidies. Housing Authority staff estimate that households will have anywhere from a 1 to 5 year wait, depending on the size of their household and the unit type. Listed below are the maximum Fair Market Rents currently in effect for the Campbell area.

Section 8 Existing Fair Market Rents (10/89)*

Studio Apartment	\$617/month
One Bedroom	\$747/month
Two Bedroom	\$878/month
Three Bedroom	\$1098/month
Four Bedroom	\$1229/month

**Rents Include Utilities*



The City of Campbell has provided financial assistance to Mid Peninsula Housing Coalition to assist in the acquisition and rehabilitation of 60 units in the Sharmon Palms neighborhood (36 units currently and 24 units planned for future acquisition).

Using several different funding sources, the City of Campbell provides financial assistance and technical support to local property owners who want to rehabilitate their housing units. Households living in those units are low and moderate income households.

EXISTING AFFORDABLE HOUSING

Rehabilitation of Existing Units

The City of Campbell provides financial assistance for the rehabilitation of existing housing units through their housing rehabilitation program. The Housing Rehabilitation Program is designed to assist primarily lower-income households. Rehabilitation staff provide support to households with both financial assistance and construction supervision. Utilizing grants from the federal government's "Community Development Block Grant" (CDBG) program and the "Rental Rehabilitation Program," funds are loaned out to eligible property owners. City staff work in conjunction with staff from the County of Santa Clara to administer the programs.

Approximately 15-20 units are rehabilitated annually in Campbell utilizing either CDBG funds, Rental Rehabilitation Program funds or Section 312 funds (when available).

EXISTING AFFORDABLE HOUSING**Housing-Related Support Services**

The City of Campbell has provided administrative funds through the Community Development Block Grant Program to several non-profit agencies involved in housing support services.

There are four non-profit agencies that are offering housing-related services in the Campbell area. The majority of these agencies are funded in whole or in part through "Community Development Block Grant" funds through the County of Santa Clara Urban County program. The agencies and the services they provide are:

1. Project Match :

This program matches persons with housing to share with other persons who need housing. Elderly households in particular are being helped with this service.

2. Shared Housing Program:

This program is operated by Catholic Charities and helps match single parent households for the purpose of reducing housing costs.

3. Information and Referral

This program offers housing counseling and mediation services to Campbell households. In specific, information is provided regarding fair housing, tenant/landlord rights, deposits, etc.

4. Center for Southeast Asian Refugee Resettlement

This program provides housing information and referral and housing counseling to the Southeast Asian population in the Sharmon Palms neighborhood. Translation services are made available in Vietnamese, Cambodian and Laotian languages. In addition, staff is working with Mid-Peninsula Housing Coalition as they acquire and rehabilitate housing units in this neighborhood.

EXISTING AFFORDABLE HOUSING**Home Purchase Assistance**

In recent years, the City of Campbell has participated in the "Mortgage Credit Certificate" program sponsored by the County of Santa Clara. A total of 145 Campbell households have received a Mortgage Credit Certificate since 1987. These certificates assist households in the moderate income range in purchasing a home by providing certain tax benefits. There is only a certain dollar volume of certificates that can be issued statewide and there are also maximum sales prices associated with the program. In Campbell, the maximum prices are \$194,344 for existing units and \$211,972 for new units.

EXISTING AFFORDABLE HOUSING**Redevelopment Program**

The Redevelopment Agency's 20% Set Aside Fund will generate approximately \$2.3 million dollars from 1990 through 1995. These funds will be used to produce additional housing opportunities in Campbell.

One program that has gained momentum in recent years is the use of Redevelopment tax increment funds for housing. 20% of every tax increment dollar collected in Campbell is "set aside" to help produce additional housing opportunities in proportion to housing needs and income levels. In 1990, the Campbell Redevelopment Agency expects to utilize \$495,000 in set aside funds to produce 77 units of low and moderate income housing. In addition to this amount, the Agency anticipates generating an additional \$1.8 million dollars from 1991 through 1995 for the housing set-aside fund. These dollars represent a significant and valuable resource for the City in producing housing opportunities for low and moderate income households.

Chapter 4: Projected Housing Needs

PROJECTED HOUSING NEEDS

According to State Housing Element law, Housing Elements must include an analysis of the number of housing units to be built, rehabilitated, and/or conserved in order to meet the locality's current and future housing needs. Following is an analysis of Campbell's new construction and rehabilitation needs.

PROJECTED HOUSING NEEDS

New Construction (1988-95)

It has been estimated that approximately 1,932 new housing units are needed in Campbell for the time period of 1988 to 1995.

The Association of Bay Area Governments (ABAG) has developed estimates of housing need for communities in the San Francisco Bay Area. The ABAG document, Housing Needs Determination (January, 1989), provides information which identifies regional housing needs and responsibilities and provides communities with estimates of projected housing needs from 1988-95. The document bases its estimates by taking into account the following six factors:

- ✓ market demand for housing
- ✓ employment opportunities
- ✓ availability of suitable sites and public facilities
- ✓ commuting patterns
- ✓ type and tenure of housing
- ✓ housing needs of farmworkers.

Using available data and projections based on future employment and population trends, the 1989 ABAG document estimates that the total projected housing need for Santa Clara County is 73,138 for 1988-95. Campbell's share of that total need is 2.6% or 1,932. The 1,932 figure was calculated as follows for Campbell by ABAG:

Existing Need	92
1988-90 Projected Need	813
1990-95 Projected Need	649
Alternative Zoning Projected Need	<u>470</u>
TOTAL PROJECTED NEED	1932

The "Alternative Zoning" Projected Need is ABAG's attempt to address the jobs/housing imbalance throughout the region. According to the ABAG document (page 23), "alternative zoning" is a regional goal to:

Expand the supply of Bay Area housing in those communities adding substantially more jobs than accommodating the housing needs for the workers.

A regional need exists for such communities to house up to 50% of the difference between the growth in local jobs and the growth in the local labor supply.

In other words, communities that are generating more jobs than housing units are being asked to provide additional housing opportunities in the coming years to balance out regional housing needs.

Needs Addressed to Date:

After accounting for units built between 1988 to 1990, there is a remaining need of 1,801 units from 1990 through 1995.

The Housing Needs Determination Plan was developed in 1988 and identified housing needs for Bay Area communities from 1988-1995. Since this Housing Element was written in 1990, it is important to take into account the new units added from 1988 to 1990. According to data from the State of California, Department of Finance, there were 131 new housing units added to Campbell's housing stock from January 1, 1988 to January 1, 1990 (This does not include the approximately 141 units added to Campbell's housing stock due to annexations during that same time period). Therefore, while ABAG has projected a need of 1932 new units needed to 1995, the figure needs to be adjusted by 131 units resulting in a revised net figure of 1801 units.

**1932 - ABAG Projected Need for Campbell
from 1988-95**

**(131) - New Units Added to Campbell stock
from 1988-90**

**1801 - Remaining NEW CONSTRUCTION Need
for 1990-95**

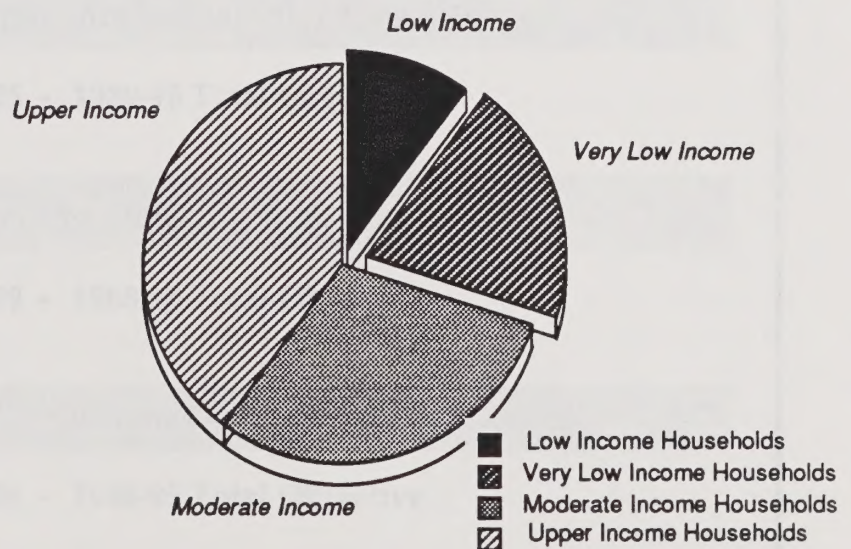
Household Need by Income Level:

In addition to projecting overall housing needs, the ABAG Housing Needs Plan also projects housing needs by income category. The intent of this action is to more equitably distribute the type of households by income category throughout a

region so that no one community is "impacted" with a particular household income group. The ABAG plan has identified the following objectives for the original 1,932 estimate for Campbell:

Very Low Income Households	406 (21% of total)
Low Income Households	309 (16% of total)
Moderate Income Households	425 (22% of total)
Upper Income Households	<u>792 (41% of total)</u>
	1,932 (100%)

Illustration #13: Distribution of Projected Households by Income Level, 1988-95



Source: Housing Needs Determination, Association of Bay Area Governments, 1989

As noted on page 35, there have been 131 units added to the housing stock since the ABAG Plan was developed in 1989. These units are assumed to have been occupied by households with above moderate (upper) incomes because they were not specifically developed for very low, low or moderate income households. Therefore, the 131 units are subtracted from the above moderate income 1990-95 household need objective.

Illustration #14: Household Need by Income Level

Above Moderate Income Objective (1988-95)

792 - 1988-95 Total Objective
(131) - Units Produced, 1988-90 (131 new units
added to housing stock from 1988-90)
661 - Objective, 1990-95

Moderate Income Objective (1988-95)

425 - 1988-95 Total Objective

Low Income Objective (1988-95)

309 - 1988-95 Total Objective

Very Low Income Objective (1988-95)

406 - 1988-95 Total Objective

REHABILITATION AND CONSERVATION NEED

There are 1,507 substandard units in the City. Of that total, approximately 1,018 units are suitable for rehabilitation assistance. The remainder of the units may not be suitable for rehabilitation but rather may need to be replaced.

The most recent information regarding the condition of existing housing units is available from the 1989-92 "Housing Assistance Plan" (HAP) as prepared by the City of Campbell for the U.S. Department of Housing and Urban Development. The HAP indicates that there are 1,507 substandard units in the City and that, of all those substandard units, 1,018 are suitable for rehabilitation. The remaining 489 units were considered so substandard that they are not suitable for rehabilitation but rather should be replaced. These 489 units represent 3% of the City's total 1990 housing stock.

There are two categories of housing units that should be evaluated for conservation of existing units. These are mobile home units and assisted housing units that could be converted to market rate housing. Mobile homes account for 1.3% of the City's total housing stock; in 1990, there were 203 mobile homes in the City. Mobile homes typically provide affordable housing opportunities, especially for elderly households. These opportunities should be conserved and continued in the future.

There appear to be two developments in Campbell that could be converted to market rate units in the near future. The first is the San Tomas Garden Apartments at 825 San Tomas Aquino Road in Campbell. This is a 100 unit rental development (all family units) that was financed with a HUD Section 236 mortgage. The units range in size from 2 to 4 bedrooms and the development was first occupied in 1972. Although the Section 236 mortgage is a 40 year mortgage, there is the possibility that the mortgage could be prepaid in 20 years (which would be approximately 1992-93). At the time this Element Update was prepared, new legislation was being approved by Congress to address prepayment issues and remedies. The City of Campbell will monitor this legislation and its effect on the San Tomas Garden development.

The second development is the Corinthian House at 250 Budd Avenue, Campbell. The Corinthian House is a rental development with 104 units designed for elderly households. The development was financed with a HUD 221 (D) (3) loan with a 40 year term. Approximately 36 of the units are assisted with

Section 8 rental subsidies and the Section 8 rental contract could expire (or be renewed) in the year 2001. Therefore, it is possible that 36 of the 104 units could lose their Section 8 assistance in 2001. While the year 2001 is outside of the 10 year required time frame for analyzing projects that could potentially be converted, the City will nonetheless continue to monitor the Corinthian House development to ensure that it remains affordable.

During the time frame of this Element Update, then, the San Tomas Gardens development is the only project that could possibly be converted to market rate use. It is estimated that replacement costs for similar units would be approximately \$65,000-90,000 in 1990 dollars. Therefore, to replace all 100 units would cost anywhere from \$6,500,000 to \$9,000,000. Preserving the units would probably be less expensive than replacing the units since the units are approximately 20 years old and would therefore be cheaper to acquire than to replace. Further, many of the units are larger sized units (3 and 4 bedroom) that would be more expensive to build in today's housing market.

Illustration #15: Projected Housing Needs, 1990-95

New Construction Need:	1801 Housing Units
Household Need by Income Level:	406 Very Low Income 309 Low Income 425 Moderate Income 661 Upper Income
Rehabilitation Need:	1018 Units, Suitable for Rehabilitation 489 Units, Not Suitable for Rehabilitation
Conservation Need:	203 Mobile Home Opportunities Conserved 100 Units Preserved

**Chapter 5:
Housing
Constraints****HOUSING CONSTRAINTS**

There are three areas of importance in evaluating potential constraints to producing housing. These three areas are:

- amount of vacant or underdeveloped land to accommodate new growth,
- governmental constraints, and
- market constraints.

Vacant/Underdeveloped Land

In 1991, the City Planning Department conducted an inventory of vacant or underdeveloped land. This inventory indicates that there is adequate land available in the City to accommodate estimated demand. Therefore, availability of land is not a constraint to the development of new housing opportunities in Campbell.

A complete inventory of vacant or underdeveloped land was conducted in 1991 by the City Planning Department. (Results of that inventory are contained in the summary tables located in the Appendix to this document.) The inventory results indicated that there are a total of 149 acres of vacant or underdeveloped land in the City. It is estimated that a maximum of 2,496 new units could be developed on this acreage, assuming that all the land was developed to its maximum density. The illustration on the following page summarizes the results of that inventory and provides a breakdown of land by zoning category.

Until an actual development application is filed, it is unclear exactly at what density a parcel will be developed. Therefore, the vacant/underdeveloped land inventory identifies the maximum number of units allowed but actual units developed may differ. The inventory also estimates the effect of density bonuses for sites which are zoned for high residential densities or mixed use development. Of the 80 acres designated for high residential and/or mixed use, 59 acres are located in the SOCA and NOCA redevelopment areas. Applying the allowed 25% density bonus to these parcels could result in an additional 400 units. Therefore, the range of units estimated in the table on the following page (page 41) includes the maximum density (1,716 units) as well as the maximum density plus the density bonus (2,116 units).

According to the information on pages 34 and 35 of this document, the City's adjusted new construction need from 1990 to 1995 is 1801 new residential units. The inventory of vacant and underdeveloped land indicates that there is sufficient land zoned for up to a maximum of 2,496 units.

The new construction estimate also assumes that there is a relationship between available vacant/underdeveloped land and housing affordable to specific household income groups. Although potential household income groups are identified in the chart below, it should not be assumed that a particular type of housing will be built but rather that there is sufficient land available in the event a developer decides to build housing for a specific household income group.

**Illustration #16: Vacant/Underdeveloped
Land Summary,
City of Campbell 1991**

<i>Amount of Acreage</i>	<i>Zoning Category</i>	<i>Range of Potential Units*</i>	<i>Household Income</i>
58 acres	Low (1-6 units/acre)	242 (231 <i>Underdev.</i>) (11 <i>Vacant</i>)	Upper Moderate
10 acres	Low-Medium (6-13 units/acre)	122 (105 <i>Underdev.</i>) (17 <i>Vacant</i>)	Upper Moderate
1 acre	Medium (14-20 units/acre)	16 (16 <i>Underdev.</i>)	Upper Moderate
80 Acres	High/Mixed Use (21-27 units/acre) 33.75 units/acre with density bonus	1716-2116 (1266-1716 <i>Underdev.</i>) (450 <i>Vacant</i>)	Upper Moderate Low Very Low
149 Acres TOTAL		2096-2496 Units TOTAL	

* Total range of units is listed in bold print; subtotal of units according to whether they would be built on vacant or underdeveloped land is listed in italic print.

Governmental Constraints

In planning for the provision of housing, constraints to housing development must be recognized. Governmental regulations, while intentionally controlling the quality of development in a community, can also increase the cost of development and thus the cost of housing. These governmental constraints include land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers and local processing and permit procedures. An analysis of these regulations as administered by the City of Campbell follows.

Land Use Controls

The City of Campbell's General Plan and Zoning Ordinance provide for a range of housing types and densities. The Land Use Element of the City's General Plan provides for density ranges from very low densities (1-6 units per acre) to high density (21-27 units per acre). These density ranges can also be exceeded if density bonuses are applied. For example, it is estimated that on those parcels with a designation of "High Density Residential" up to 34 units per acre could be created with a density bonus. The City's Zoning Ordinance and Map provide a greater level of specificity on the uses allowed in these residential and mixed use areas. As an example, the Zoning Ordinance requires a minimum lot size of 6000 square feet for residential units and the City is complying with recent State legislative changes (Chapters 1571 and 1572, Statutes of 1988) that allow the placement of manufactured housing units on single family lots with certain conditions.

One constraint that has been identified during the preparation of this 1990-95 Update is that there is a minimum lot size of 12,000 square feet required for second units in residential areas. This requirement has been discussed by both the City Council and the Planning Commission as well as by interested residents and neighborhood groups. While it is recognized that the 12,000 square foot minimum lot size may preclude some second unit development, the direction that the City wishes to follow during the 1991-95 time frame is to monitor the second unit program and evaluate the effect of this requirement on the production of units.

The City of Campbell's Land Use Element and Zoning Ordinance allow for a range of residential densities. The density ranges vary from a minimum of 1 unit up to a maximum of 27 units per acre. With a density bonus, the maximum allowable could increase to 34 units per acre.

Regarding building heights, there is a maximum height limit of 75 feet due to the approval of "Measure N" in 1986. This height limit primarily pertains to commercial and industrial buildings and is not considered to be a constraint to the development of residential opportunities.

Building Codes

The City has adopted the Uniform Building Code and related standards for its local code. The City Building Department investigates violations to the Building Code on a complaint basis. The Uniform Building Code is necessary for the proper construction and maintenance of residential units and is not considered a constraint to housing production in Campbell. The Building Department also monitors energy conservation improvements through the regulation of Title 24. Again, this regulation is not considered a constraint to the production of housing in Campbell because of its stated objective of promoting more energy efficient dwelling units.

Site Improvements

As a condition of approval, residential developments must meet certain standards in terms of parking requirements, circulation elements (streets, sidewalks, etc.), and provision of infrastructure. In Campbell, the major constraint that has been identified in regards to parking is that currently 3.5 parking spaces per unit are required on site for condominium or townhouse developments and 2.2 parking spaces are required for apartments. The City of Campbell will consider modifications to that requirement if a parking study is completed or, in the case of mixed use developments, if shared parking arrangements can be created.

Campbell's requirements for site improvements, including street and sidewalk improvements, are typical of those required by neighboring communities. The City does not impose any unusual conditions or requirements for street, sidewalks, curbs and gutters or other typical site improvements. For example, the usual right of way for the width of streets and associated improvements is 60 feet in Campbell. Further, there are no constraints in regards to the provision of water and sewer services in Campbell. Both of these public services are available and are not considered to be a constraint to development.

Public Services

The availability and/or adequacy of public services is not a constraint to development in Campbell. There are sufficient services available to the vacant/underdeveloped land identified in Illustration #16 on page 41. Most of this land is located in developed areas of the City that already have necessary infrastructure.

Governmental Fees and Permits

Since the passage of Proposition 13, fees have become increasingly important in offsetting the costs of governmental time and services in regulating and serving new development. Fees are viewed as a fair and equitable way to pay for increased demand for such city services as park developments, storm drains, police and fire protection and improvement of major city roadways. Listed below are the estimated fees for single family and multi family units, assuming a typical 10 unit development.

Illustration #17: Estimated Residential Fees
10 Unit Residential Development
City of Campbell, 1991

Department/Agency	Single Family	Multi Family
Planning	\$ 2,700	\$2,700
Public Works	\$44,000	\$15,000
Parks Dedication	\$45,500	\$45,500
Building Dept.	\$23,400	\$18,000
School District	\$35,200	\$15,300
TOTALS	\$150,800	\$96,500
COST PER UNIT	\$ 15,800	\$ 9,700
<i>Notes:</i> 1. Single Family project involves processing a tentative and final subdivision map and building permits. Assumes an average unit size of 2,300 square feet. The assumed density is 4 units per acre. 2. Multi-Family project involves processing a Site and Architectural Review permit and building permits. Assumes an average unit size of 1,000 square feet. The assumed density is 15 units per acre. 3. School District fees are \$1.53 per square foot. 4. All figures are rounded to the nearest hundred.		

Permit Procedures and Processing Times

Permit procedures and processing times are relatively fast and organized in the City of Campbell. The Planning Department is the lead agency in processing residential development applications and coordinates the processing of those applications with other City departments such as Public Works, Police, Building, and the Redevelopment Agency.

The chart below illustrates the average processing time for typical residential development applications.

**Illustration #18: Average Processing Time
City of Campbell, 1990**

<i>Type of Request</i>	<i>Frequency of Hearings</i>	<i>Processing Time</i>
General Plan Amendment	4 times per year	3-4 Months
Zone Change	2 times per month	3-4 Months
Planned Development Permit	2 times per month	3-4 Months
Tentative Subdivision Map	2 times per month	2-3 Months
Tentative Parcel Map	None required	4-6 Weeks
Conditional Use Permit	2 times per month	1-2 Months
Site and Arch. Approval	2 times per month	1-2 Months
Variance	2 times per month	6 Weeks

Non-Governmental (Market) Constraints

There are a number of costs involved in the development of housing. These include land and construction costs, site improvements, sales and marketing, financing and profit. Because these costs are so "market sensitive," it is difficult for a local governmental body to reduce them in any way.

Homeownership Units:

The analysis on pages 25 and 26 of this Element indicate that the average unit in Campbell has a median sales price of \$235,500 in the Spring of 1990. Given this cost, a hypothetical Campbell household of 4 persons would need an annual income of \$76,000 in order to "afford" to purchase the unit. The market factors that can affect the sales price (and in turn the household income needed to afford the unit) are primarily financing costs and building and development costs.

Financing is available for the purchase or development of residential units. The major constraint to households being able to purchase a home is the price of the home and the cost of financing rather than the availability of financing.

Financing costs in particular are dependent on national economic trends and policy decisions. Campbell is part of the Santa Clara County housing market and there are an array of financing alternatives available in the Santa Clara County area. Funds for new construction and residential mortgages are available from both banks and savings and loan institutions as well as private mortgage brokers. At the time this Update was prepared (Fall, 1990), fixed mortgage rates fluctuated between 10-12% depending on the size of the loan. Adjustable rate loans were available at "teaser" rates as low as 6.5% but the actual "Annual Percentage Rate" (APR) was more in the range of 10-11%. Some of the adjustable rate loans were also based on negative amortization. In regards to the availability of financing, then, in Campbell the constraint is not in terms of availability of funds but rather the high cost of purchasing housing. Each 1% increase in the interest rate on a home mortgage excludes a greater number of potential homebuyers from entering the market. Therefore, as long as the national economy (including the prime rate and bank lending rates) continues to dictate mortgage interest rates of 10% or more, a large segment of homebuyers are prevented from entering into the market.

The other factor affecting homeownership purchase is the effect that increasing labor and material costs have on the ultimate sales price of a housing unit. The current (1990) estimates for new construction costs for residential units range from \$60 per square to \$100+ per square foot. For homes with additional amenities such as specialty plumbing fixtures, upgraded floor and wall materials, expensive countertop materials, etc. the square footage cost can spiral up to \$150 per square foot. Even at the lower end of \$60 per square foot, a modest 2000 square foot home can cost \$120,000 for construction costs only. Added on to this \$120,000 figure would also be the additional costs of site acquisition, utility and infrastructure hook-up, governmental fees and permits and overhead and profit.

Multi-Family Rental Housing

Multi-family construction typically cost less than single-family because the "economies of scale" of developing multiple units can reduce construction costs. In the Santa Clara County area, construction costs for multi-family range from \$40-70 or more per square foot. Using a mid range cost of \$55 per square foot, a 900 square foot structure would cost approximately \$49,500. Information on the following page (page 48) indicate that the average land costs for a small, multi-family (4 units or less) development is approximately \$68,000 per unit. Therefore, typical land and construction costs for a 900 square foot multi-family unit would be a total of \$117,500, not including developer overhead, profit or certain fees.

Rental housing construction is subject to land and construction cost increases as well as other issues specific to rental housing. For example, most new rental units are viewed as investment opportunities either with the creation of increased property values through appreciation or through generation of a positive net monthly cash flow. Therefore, the decision whether to construct new units is usually based on the financial attractiveness of the project in light of other available investment options. Since investment opportunities are dependent on forces in the private market, there is little that a local government can do to change this situation. However, it is important for local governmental bodies to recognize this situation and utilize whatever financial resources are available to help make the investment

decision more attractive, especially if there is a potential for affordable housing units. For example, Redevelopment 20% housing funds may be an important resource in such situations and may make the difference whether a project goes ahead or not.

The second and final issue affecting rental units more than ownership units is the demand for such units. Rental housing is more susceptible to vacancy rate trends than ownership housing. A recent market study completed by Economic Research Associates for the proposed "Creekside Village" development in Campbell estimated that the local population could support about 180-210 additional multi-family units annually. (Page 67 of ERA report) Therefore, this information would indicate that there is an unmet demand for such housing and, consequently, if the housing was built there would be a market available to occupy it.

The average cost in 1990 for a single-family parcel of approximately 10,000 square feet was \$175,000 - \$200,000 per parcel. Land costs for multi-family vacant residentially zoned parcels of 4 units or less were approximately \$68,000 per unit.

Price of Land

The price of residentially zoned land is a constraint towards providing more affordable housing. The City of Campbell's Public Works Department has estimated that the average cost for residentially zoned land in the City in 1990 was \$875,000 per acre.

During the Housing Element Update process, a review was conducted of vacant and underdeveloped land in the City that was sold through the Multiple Listing Service (MLS). That review indicated that a vacant, residentially zoned single family parcel of approximately 10,000 square feet sold for \$175,000-200,000 per parcel. The average cost for multi-family, small residential developments of 4 units or less was approximately \$68,000 per unit.

This information underscores the effect that land costs have on producing affordable units. While the 10,000 square foot parcel noted above is large, it is a common parcel size in some areas of Campbell. The land acquisition costs alone for this type of parcel would be unaffordable for the average moderate income household in Campbell. The multi-family parcels are less expensive but land acquisition costs for those parcels would still represent a significant portion of actual development costs.

**Chapter 6:
Review of
1984 Housing
Element****REVIEW OF 1984 HOUSING ELEMENT**

The City's previous Housing Element was adopted by the City Council in October, 1984. The 1984 Housing Element contains long term goals, objectives and policies and also describes specific programs for a five year period.

As an important part of the Housing Element Update process, State Housing Element Guidelines request that communities evaluate their existing Housing Elements according to the following three criteria:

- Effectiveness of the Element,
- Progress in Implementation, and
- Appropriateness of Goals, Objectives and Policies.

The information that follows evaluates Campbell's 1984 Housing Element according to the three criteria listed above.

REVIEW OF 1984 HOUSING ELEMENT**Effectiveness of the 1984 Housing Element
and Progress in Implementation**

The 1984 Housing Element identified 7 broad housing goals and 19 policy statements. In addition, the 1984 Element contains specific objectives for the construction of new units, the provision of affordable units for various income groups and the rehabilitation of existing units. Further, five specific programs are identified in the Element with a time schedule for accomplishment of program objectives.

In order to best evaluate the effectiveness of the 1984 Element, it is necessary to review the five programs that were described in the Element as well as the specific quantified objectives for new construction, affordability and rehabilitation of existing units. The more general goals and policies will be reviewed in the following section of this Chapter ("Appropriateness of Goals and Objectives").

Housing Programs Identified in 1984 Element

The 1984 Housing Element identified five housing programs to address existing housing needs.

1. Continue to participate in the residential mortgage revenue bond program for rental housing and single family housing (if available).
2. Utilize 20% of redevelopment tax increment for construction of low and moderate income housing.
3. Continue single family owner-occupied housing rehabilitation program.
4. Implement a multiple unit rental rehabilitation program.
5. Encourage infill development by making zoning changes which are consistent with City Council policy.

Illustration #19: 1984 Program Goals and Accomplishments

1984 Housing Programs	Accomplishments, 1984-1990
1. Continue to participate in the residential mortgage revenue bond program for rental housing and single family housing (if available).	1. The County of Santa Clara has been the lead agency in developing and administering mortgage revenue bonds. When these funds have been available, the City of Campbell has encouraged the participation of developers in the use of these bond funds. In addition, the City has participated in the Mortgage Credit Certificate program.
2. Utilize 20% of redevelopment tax increment for construction of low and moderate income housing.	2. The Redevelopment Agency has been very active in the use of the 20% setaside for housing. In 1989, the Agency provided \$460,000 in 20% funds to a local non-profit to acquire and rehabilitate rental units in the Sharmon Palms neighborhood. For 1990, the Agency intends to utilize \$495,000 in 20% funds for approximately 77 units of affordable housing.
3. Continue single family owner-occupied housing rehabilitation program.	3. The City has continued to administer a housing rehabilitation program for owner occupied units. The program is funded

**Illustration #19: 1984 Program Goals and Accomplishments
(Continued)**

1984 Housing Programs	Accomplishments, 1984-1990
	with Community Development Block Grant funds as well as program income from past rehabilitation loans. The City rehabilitated 58 units from 1984-1989. Owners of mobile homes as well as single family homes are eligible for assistance under the City's program.
4. Implement a multiple unit rental rehabilitation program.	4. The City has participated in the Rental Rehabilitation Program (RRP) as administered by the County of Santa Clara since 1988. Approximately 16 rental units in Campbell have been rehabilitated from 1988-1990 with the assistance of this program. The City intends to continue to participate in the program as long as funding is available.
5. Encourage infill development by making zoning changes which are consistent with City Council policy.	5. The City has been actively reviewing current land uses especially in the downtown neighborhoods. In the North of Campbell Avenue (NOCA) area, land uses have been changed to a mixture of commercial, professional office and high density residential. At the time this updated Element was prepared (Fall, 1990), the City Council was also reviewing the South of Campbell Avenue (SOCA) area plan in which the recommendations include change of land use and rezoning to include more higher density residential use (up to 27 units per acre).

Quantified Objectives:**New Construction, Affordability and Rehabilitation**

Quantified objectives for new construction, affordable units and rehabilitation of existing units are included on pages 60 and 61 of the 1984 Housing Element. Following is a summary of those objectives.

New Construction:	860 new units
Affordability:	180 units- very low income 140 units- low income 190 units- moderate income
Rehabilitation:	15 owner occupied units 6 renter occupied units

A narrative description of the efforts of the City of Campbell in achieving these objectives follows below.

New Construction Objective:

Using information provided by the Association of Bay Area Governments (ABAG), the 1984 Housing Element estimated that 860 new units would be needed within the time frame of 1984-1988. The illustration below details the increase in the number of housing units in the City for the five years between 1984 to January 1, 1989.

**Illustration #20: Housing Units
City of Campbell
1984-1989**

	<i>Housing Units</i>	<i>Annual Change</i>
January 1, 1984	14,575	---
January 1, 1985	14,803	+228
January 1, 1986	15,027	+224
January 1, 1987	14,925*	-102
January 1, 1988	15,126	+201
January 1, 1989	15,340	+214

**The decrease in housing units during this year was the result of the removal of one mobile home park from the housing stock.*

Source: State of California, Department of Finance data

As the chart on the previous page illustrates, there was a net increase of 765 units added to Campbell's housing stock between January 1, 1984 and January 1, 1989. These 765 units represent 89% of the identified new construction goal of 860 units. However, it should be noted that in terms of gross number of units added to the housing stock, there were over 860 new units added to the stock during that time period. In 1986, approximately 137 mobile homes were removed from the housing stock and the loss of these housing units offset the new units added to the stock during that time. Therefore, for the time period between January 1, 1984 and January 1, 1989, the City of Campbell did meet its new construction goal of 860 units but only 765 of those units can be considered to be providing new housing opportunities.

Affordability Objective:

Again using information provided by the Association of Bay Area Governments (ABAG), the 1984 Element included estimates of affordable units needed according to household income level. The objective was to provide approximately 320 units affordable to very low and low income households (180 very low and 140 low income) and 190 units affordable to moderate income households. From 1984 to January 1, 1989, the following units have been provided:

A significant addition to the affordable housing stock in Campbell was the construction of the 220 units at Rincon Gardens.

Very Low and Low Income (Objective: 320 Units)

220 units - Rincon Gardens (New Construction, Elderly and Handicapped Units, All units are under Section 8 contract)

36 units - Sharmon Palms (Acquisition and rehabilitation of 2- bedroom family rental units)

8 units - Rental Rehabilitation Program (County of Santa Clara)

50 units - Homeowner Rehabilitation Program (City of Campbell)

314 Units- Total

Moderate Income (Objective: 190 Units)

145 Units - Mortgage Credit Certificate Program (County of Santa Clara)

145 Units - Total

From 1984-1990, the City of Campbell achieved 98% of its very low and low income objective and 80% of its objective for moderate income households.

This data illustrates that the City has achieved 98% of its identified objective in terms of very low and low income households. The Rincon Gardens development provided the majority of these units and it is estimated that most of the Rincon Gardens households are very low rather than low income households. Therefore, the City probably exceeded its very low objective of 180 units with the Rincon Gardens development alone.

The Mortgage Credit Certificate program has been available to moderate income households in Campbell since 1987. Approximately 145 households in Campbell have used the Certificate program to purchase a home. Although exact data is not available on the specific income levels of these households, it is believed that the vast majority would qualify as moderate income households. Therefore, using this data, it appears that 80% of the identified objective for moderate income households has been achieved.

Rehabilitation of Existing Units:

The 1984 Housing Element established a modest goal for rehabilitation of units that has been exceeded in subsequent years. The 1984 Element set an objective of 15 single family units and 6 rental units to be rehabilitated during the time frame of the Element. The City has rehabilitated approximately 50 single family units and 8 rental units between 1984 and January 1, 1989. Therefore, the rehabilitation objective has been met and in fact exceeded.

REVIEW OF 1984 HOUSING ELEMENT

Appropriateness of Goals and Objectives

One of the primary purposes of a Housing Element update is to review existing housing strategies in light of current housing needs and revise as needed. The goals and objectives of the 1984 Housing Element have served as the framework for the City's housing strategy since 1984. Listed below are the goals and objectives as identified on page 36 of the 1984 Housing Element.

There were seven goals and objectives in the City of Campbell's 1984 Housing Element.

1984 Housing Element Goals and Objectives

1. To achieve decent housing for all persons, regardless of age, income, race or ethnic background.
2. To achieve a variety of individual choice of tenure, housing type, and location.
3. To maintain and enhance the character, quality, and livability of residential areas.
4. To achieve housing construction adequate for future populations and for replacement needs, consistent with community growth goals.
5. To eliminate housing deficiencies and prevent blight through conservation, construction, rehabilitation, and removal.
6. To achieve safe, sanitary, standard housing to accommodate persons and families disadvantaged in the housing market.
7. To meet the housing assistance needs of lower income households in the community.

In the coming years, the City of Campbell will strive to provide sufficient land zoned at appropriate densities for its share of new housing units as well as provide additional affordable units. Further, the City will make every effort to conserve the existing stock of affordable units. Rehabilitation of deteriorating housing units will continue to be a priority for the City.

Relationship of 1984 Goals and Objectives to 1990-95 Update:
The basic philosophy of the 1984 goals and objectives will be continued in the 1990-1995 time frame covered by this Update. However, certain aspects of these goals and objectives will be highlighted and strengthened in the 1990-95 time frame. In particular, the analysis of current housing needs and the projection of future needs as discussed in this Update indicates that there are certain areas that will need additional attention in the coming years. Specifically, these include the following:

New Construction Opportunities:

Although the City of Campbell is almost built out, there are some opportunities in the Redevelopment areas and on infill parcels to provide new housing opportunities. Providing land zoned at sufficient densities to accommodate future needs will continue to be a high priority of the City.

As the data on pages 52 and 53 of this Chapter indicate, Campbell has been effective in the past years in providing its share of new housing construction. The City of Campbell intends to continue to encourage new construction but recognizes that there are market forces outside of its control which often dictate when and if residential units will be built. Such forces include interest rates, cost of land, building and labor costs, availability of financing, etc. Therefore, the policies and programs of this 1990-1995 Update include an emphasis on actions that the City can take as well as encouraging cooperation between public and private sectors in providing housing (see below for further discussion of public/private cooperation).

Conservation of Existing Affordable Housing Stock:

The City of Campbell has traditionally provided housing that is more affordable than some of its neighboring communities, such as Saratoga and Los Gatos. Owner occupied as well as rental housing is priced more in the moderate range when compared to other communities in Santa Clara County. Further, the City of Campbell has also provided a significant number of rental units because of the large percentage of multi-family units built in the last few decades. Therefore, the challenge that lies ahead for Campbell is to maintain the current supply of more moderate priced housing and rental units while

providing additional units at affordable costs.

The existing stock of affordable units in the City needs to be preserved and maintained. These units include mobile homes and multi-family rental units. In specific, the 100 unit San Tomas Gardens development needs to be monitored for potential conversion to market rate housing. During the time frame of this Housing Element Update (1990-95), the City will work with local non-profit organizations as necessary to ensure that the affordability of the San Tomas Gardens development is continued. An example of a local non-profit group active in the Campbell area is the Mid-Peninsula Housing Coalition. The Coalition has received financial assistance from the City to acquire and rehabilitate up to 60 units in the Sharmon Palms neighborhood. The Mid-Peninsula Housing Coalition is a well established non profit housing group that has extensive experience in the development and management of affordable housing as well as experience in acquisition and rehabilitation programs. The Coalition has indicated that it would be interested in working with the City, or other interested parties, should the San Tomas Gardens development be proposed for conversion. In addition, there are several other non-profit groups active in the Santa Clara County area that have indicated an interest in working with potential conversion projects. All of these resources would be utilized should the San Tomas Gardens development opt for conversion to market rate housing.

The City's Redevelopment programs also provide an opportunity to work more closely with the private development community in providing additional housing units. These programs include the 20% Housing Set Aside Fund as well as the 15% requirement for inclusion of low and moderate income units in new developments (see Housing Program #4 on page 62 of this document). Several of the new housing programs included in the next chapter of this Update reflect this increased reliance on Redevelopment programs to help achieve housing objectives.

While the City of Campbell will do everything within its ability to create additional housing opportunities (zoning, infrastructure, technical assistance, etc.), it is recognized that it is the private development community that will actually produce the bulk of new housing. Therefore, one of the new policies included in this 1990-1995 Update is to encourage cooperative efforts between the public and private sectors in the provision of housing opportunities.

Rehabilitation of Existing Units:

The City will continue to provide a housing rehabilitation program as long as funding is available. It is expected that during the time frame of this Update the funding that will be available will be federal funds (Community Development Block Grant and Rental Rehabilitation Program) as well as program income.

It should be noted that, while there is not a significant need for rehabilitation of existing units at this time, it is expected that as Campbell's housing stock "ages" the need for maintenance and rehabilitation programs will increase. In particular, there were a significant number of single family homes built in the post World War II decades that will be approaching the time when deferred maintenance items become rehabilitation items.

Further, the City's existing multi-family rental housing stock is an important asset and will need to be evaluated on a periodic basis over the years to determine whether additional rehabilitation efforts will be necessary. Therefore, the 1990-1995 Update includes policies and programs which continue the City's efforts to provide rehabilitation assistance and monitor the condition of the housing stock. One specific program that is new in this Update is the need to assess the condition of the 489 units in the City that have been identified as substandard and possibly not suitable for rehabilitation. The purpose of the assessment will be to determine whether any of those units need to be replaced and, if so, a schedule of appropriate actions.

**Chapter 7:
Housing
Programs****HOUSING PROGRAMS
Goal and Policies**

Listed below is the housing goal and six policies to implement that goal for the City of Campbell for the time period from 1990 to 1995. Housing programs that will be implemented during the 1990-1995 time frame are then described on the following pages. The housing programs are organized according to the six policy statements. While a specific housing program may (and usually does) address more than one policy, for organizational purposes the housing programs are listed according to the particular policy to which it is most pertinent.

*Housing
Goal*

It shall be the goal of the City of Campbell to work towards the early attainment of decent housing and a suitable living environment for all Campbell households.

*Housing
Policies*

The City will strive to achieve this goal through the following policies.

- **Policy A:** Plan for the addition of new units to the housing stock through the provision of adequate land zoned for appropriate residential densities.
- **Policy B:** Encourage housing units affordable to a variety of household income levels.
- **Policy C:** Conserve existing affordable housing opportunities.
- **Policy D:** Provide decent, safe and sanitary housing through rehabilitation and replacement housing programs.
- **Policy E:** Promote cooperative efforts between public and private sectors in the provision of housing opportunities.
- **Policy F:** Assist in the provision of equal housing opportunities for all households regardless of race, age, sex, marital status, ethnic background or other arbitrary factors.

Policy A:

Providing for new units to the housing stock with adequately zoned land at appropriate residential densities.

Policy A: Plan for the addition of new units to the housing stock through the provision of adequate land zoned for appropriate residential densities.

IMPLEMENTATION PROGRAM #1:**NEW CONSTRUCTION**

Program Description: The City will make every effort to provide land zoned at appropriate densities for the provision of the 1,801 additional new units from 1990-1995. However, it is recognized that there may be forces outside of the City's control that affect the actual construction of those units. For example, economic forces such as interest rates, building costs, etc. will affect whether it is economically feasible to construct residential units. Therefore, with the recognition that there might be factors outside of the City's control in the development of these units, the City will undertake the following actions as their part towards achieving the 1,801 new unit objective:

- ✓ continue to monitor the availability of vacant sites suitable for residential development and maintain an inventory of the sites,
- ✓ evaluate potential residential uses in the "South of Campbell Avenue" (SOCA) area plan and revise General Plan as needed,
- ✓ promote mixed use in the "North of Campbell Avenue" (NOCA) and the downtown areas, and
- ✓ evaluate opportunities for mixed use in other areas.

The City continues to encourage mixed use through its redevelopment efforts in the SOCA and NOCA areas and provides incentives to developers (such as reduced parking requirements and Redevelopment housing funds) who wish to build in those areas.

The City will also be updating its Land Use Element in 1992 and plans to include an analysis of mixed use areas as well as an evaluation of redesignating industrial land to residential use.

Responsible Party: City of Campbell (Planning Department and City Council)

Time Frame: 1990-1995 Maintain Inventory

1990-1992 SOCA Adoption and Revision of
General Plan

1992-1993 Update of Land Use Element

Objective: Adequate land zoned for 1,801 new units

Policy A:

Providing for new units to the housing stock with adequately zoned land at appropriate residential densities. (Continued)

IMPLEMENTATION PROGRAM #2:**SECOND UNIT PROGRAM**

Program Description: The City will continue to allow Second Units in single family residential (R-1) zoning districts as set forth in Section 21.61.030 of the Campbell Municipal Code.

Responsible Party: City of Campbell (Planning Department)

Time Frame: 1991- 1995

Objective: 5 "Second Units" Added between 1991-1995

Policy B:

Encouraging housing that is affordable to a variety of household income levels.

Policy B: Encourage housing units affordable to a variety of household income levels.

IMPLEMENTATION PROGRAM #3:**SHARMON PALMS NEIGHBORHOOD**

Program Description: The City will continue to support and encourage efforts to improve the housing stock and residential environment in the Sharmon Palms neighborhood by providing financial assistance for the acquisition and/or rehabilitation of residential units.

Responsible Party: City of Campbell, Mid-Peninsula Housing Coalition and other non profit agencies

Time Frame: 1990-1995

Objective: 12 Units - Rental Units Affordable to *Very Low* Income Households

6 Units - Rental Units Affordable to *Low* Income Households

6 Units - Rental Units Affordable to *Moderate* Income Households

Financing: Community Development Block Grant Funds
Rental Rehabilitation Program Funds
Redevelopment 20% Housing Fund
State of California (Proposition 77/84) Funds

Policy B:

Encouraging housing that is affordable to a variety of household income levels.

(Continued)

IMPLEMENTATION PROGRAM #4:**15% AFFORDABILITY REQUIREMENT**

Program Description: The Redevelopment Agency will continue to require that 15% of all new units in the Redevelopment area be affordable to low and moderate income households. 40% of those units (or 6% of all the units) need to be affordable to very low income households. It is estimated that at least 700 new units could be provided in the Redevelopment area over the life of the Redevelopment Area Plan. If half of those units (i.e. 350 units) were produced in the time frame of this Housing Element Update, then 15% or 53 units would have to be affordable to low and moderate income households and 21 of those 53 units would have to be affordable to very low income households. For estimating purposes, it is assumed that the remaining 32 units will be split almost evenly between low and moderate income households.

Responsible Party: City of Campbell (Redevelopment Agency) and private developers

Time Frame: 1990-1995

Objective: 21 units affordable to *very low income* households
16 units affordable to *low* income households
16 units affordable to moderate income households
53 units total

IMPLEMENTATION PROGRAM #5:**20% SET ASIDE FUNDS**

Program Description: Pursuant to State law, Campbell's Redevelopment Agency is "setting aside" 20% of each tax increment dollar for housing purposes. This 20% housing set aside fund must be used to provide housing opportunities for low and moderate income households. It is estimated that over \$2.3 million dollars will be available in this fund from 1990-1995. In 1990, the City of Campbell Redevelopment Agency expects to utilize \$495,000 of those funds to provide 77 units of low and moderate income housing. It is expected that 50% of those units will be affordable to very low income households and the other 50% to low income households. The remaining \$1.8 million dollars of 20% set aside funds will be used from 1991-1995 to provide additional housing opportunities. Although the exact number of units produced during those years will depend on the type of projects funded, it is estimated that between 100-150 units of low and moderate income housing will be provided

Policy B:
*Encouraging housing
 that is affordable to a
 variety of household
 income levels.*
 (Continued)

and that at least 50% of those units will be affordable to very low income, 25% to low income and the remaining 25% to moderate income households. It is assumed that the affordable units developed will be located within the Redevelopment Areas.

Responsible Party: City of Campbell (Redevelopment Agency), Non Profit Agencies (e.g. Mid-Peninsula Housing Coalition, Community Housing Developers, Housing for Independent People), and Private Developers

Time Frame and Objective:

1990: 38 units affordable to *very low* income households
 39 units affordable to *low* income households

1991-95: 50-75 units affordable to *very low* income households

25-37 units affordable to *low* income households

25-37 units affordable to *moderate* income households

Financing: 20% Set Aside Redevelopment Funds

IMPLEMENTATION PROGRAM #6:

SHARED HOUSING

Program Description: The City will continue to encourage the provision of shared housing opportunities in Campbell. As long as feasible, the City will provide financial assistance to non profit organizations providing Shared Housing assistance programs, such as Catholic Social Services and Project Match. Catholic Social Services provides a shared housing program for single parent households and Project Match provides a program designed to assist primarily elderly households. Both agencies have indicated that the households assisted in these programs are low and very low income households.

Responsible Party: City of Campbell (Redevelopment Agency)

Time Frame: 1990-1995

Objective:

Shared Housing (Single Parents): 50 *Very Low* and 50 *Low* Income Households Assisted

(20 households per year for 5 years)

Project Match (Elderly): 50 *Very Low* and 50 *Low* Income Households Assisted

(20 households per year for 5 years)

Financing: Community Development Block Grant or other appropriate funding sources

Policy C:
*Conserving the
existing affordable
housing opportunities
in the City.*
(Continued)

Responsible Party: City of Campbell (City Council)

Time Frame: 1990-1995

Objective: Increase the number of households assisted through the Section 8 (Existing) rental subsidy program

IMPLEMENTATION PROGRAM #11:

CONDOMINIUM CONVERSION

Program Description: The City will encourage the preservation of the existing rental housing stock through the Condominium Conversion Ordinance. The Ordinance will be reviewed and evaluated on a periodic basis to ensure that rental units are not allowed to be converted to condominiums unless there are adequate provisions for the replacement of lost affordable housing opportunities and the relocation of existing tenants.

Responsible Party: City of Campbell (Planning Department)

Time Frame: 1991 (First review of Ordinance)

Objective: Conserve existing rental housing opportunities through the Condominium Conversion Ordinance.

IMPLEMENTATION PROGRAM #12:

PRESERVATION OF EXISTING AFFORDABLE UNITS

Program Description: The City will monitor the potential prepayment and conversion of the 100 unit San Tomas Garden Apartments. Possible actions that the City might undertake to preserve the units include:

- ✓ providing technical assistance to non-profit groups and individuals interested in preserving the units (examples of technical assistance include identifying funding sources, preparing applications for funding, providing planning and development assistance, coordination with other City departments, etc.)
- ✓ developing an "early warning" system to alert tenants of possible changes,
- ✓ keeping tenants informed throughout any possible preservation actions, and
- ✓ providing financial assistance directly.

Responsible Party: City of Campbell (Planning Department and Redevelopment Agency)

Time Frame: 1990-1992

Objective: Preserve 100 affordable units.

Financing: Possible funding sources include Community Development Block Grant funds, HOME funds, and administrative fees of the local Housing Authority. In addition, it is estimated

Reference Materials

"Community Development Block Grant Application", City of Campbell

General Plan, City of Campbell

"Grantee Performance Report", City of Campbell

Homelessness in Santa Clara County, 1989, New Faces and Hidden Costs
County of Santa Clara, Homeless Overview Study Task Force, 1989

"Housing Assistance Plan", City of Campbell

Housing Needs Determination, 1989
Association of Bay Area Governments

"South of Campbell Avenue Area Plan, 1990"
Sedway Cooke Associates

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City of Campbell

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Sharon Teeter
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City of Campbell

NUMBER OF PERSONS IN FAMILY

COUNTY	STANDARD	1	2	3	4	5	6	7	8
SAN DIEGO	Very low income	13600	15550	17500	19450	21000	22550	24100	25650
Area median:	Lower income	21200	24250	27250	30300	32200	34100	36000	37900
\$37,900	Median income	26550	30300	34100	37900	40250	42650	45000	47400
	Moderate income	31850	36400	40950	45500	48300	51150	54000	56850
SAN FRANCISCO	Very low income	18100	20700	23250	25850	27900	30000	32050	34100
Area median:	Lower income	25000	28550	32150	35700	37950	40150	42450	44650
\$45,600	Median income	31900	36500	41050	45600	48450	51300	54150	57000
	Moderate income	38300	43800	49250	54700	58150	61550	65000	68400
SAN JOAQUIN	Very low income	11300	12900	14550	16150	17450	18750	20050	21300
Area median:	Lower income	18100	20700	23250	25850	27450	29100	30700	32300
\$32,300	Median income	22600	25850	29050	32300	34300	36350	38350	40400
	Moderate income	27150	31000	34900	38750	41200	43600	46050	48450
SAN LUIS OBISPO	Very low income	12900	14750	16600	18450	19950	21400	22900	24350
Area median:	Lower income	19150	21900	24600	27350	29050	30750	32500	34200
\$34,200	Median income	23950	27350	30800	34200	36350	38500	40600	42750
	Moderate income	28750	32850	36950	41050	43600	46150	48750	51300
SAN MATEO	Very low income	18100	20700	23250	25850	27900	30000	32050	34100
Area median:	Lower income	25000	28550	32150	35700	37950	40150	42450	44650
\$45,600	Median income	31900	36500	41050	45600	48450	51300	54150	57000
	Moderate income	38300	43800	49250	54700	58150	61550	65000	68400
SANTA BARBARA	Very low income	16150	18450	20750	23050	24900	26750	28600	30450
Area median:	Lower income	25000	28550	32150	35700	37950	40150	42450	44650
\$46,100	Median income	32250	36900	41500	46100	49000	51850	54750	57650
	Moderate income	38700	44250	49800	55300	58800	62250	65700	69150
SANTA CLARA	Very low income	18900	21600	24300	27000	29150	31300	33500	35650
Area median:	Lower income	25000	28550	32150	35700	37950	40150	42450	44650
\$54,000	Median income	37800	43200	48600	54000	57400	60750	64150	67500
	Moderate income	45350	51850	58300	64800	68850	72900	76950	81000
SANTA CRUZ	Very low income	16150	18450	20750	23050	24900	26750	28600	30450
Area median:	Lower income	22250	25400	28550	31750	33750	35700	37750	39700
\$39,700	Median income	27800	31750	35750	39700	42200	44650	47150	49650
	Moderate income	33350	38100	42900	47650	50600	53600	56550	59550
SHASTA	Very low income	10400	11900	13350	14850	16050	17250	18400	19600
Area median:	Lower income	16450	18800	21150	23500	24950	26450	27950	29400
\$29,400	Median income	20600	23500	26450	29400	31250	33100	34900	36750
	Moderate income	24700	28200	31750	35300	37500	39700	41900	44100

MAXIMUM ALLOWABLE DENSITY

A.P.N.	ADDRESS	NEIGHBOR.	NET SQ. FT.	NET AC.	GROSS SQ. FT.	GROSS AC.	ZONING	GP	MAX. DU/AC.	EXSTG. UNITS	POTENTIAL ADD. UNITS	VACANT?
	NOCA		740,520	17.00	740,520	17.00	PD	Mixed Use	27	0	459	
	SOCA		1,838,232	42.20	1,838,232	42.20	PD	Mixed Use	27	0	1139	
	DOWNTOWN		784,080	18.00	784,080	18.00	C-3	Commercial	N/A	0	50	
305-24-001	500 LATIMER AVE.		87,120	2.00	91,304	2.10	R-1	Low Density Res	6	1	12	
305-24-050	547 WEST CAMPBELL AVE.		30,243	0.69	30,592	0.70	R-1	Low Density Res	6	1	3	
305-30-006	484 WEST CAMPBELL AVE.		25,542	0.59	37,931	0.87	PD	Med Density Res	20	1	16	
307-49-007	1160 LATIMER AVE.		19,369	0.44	20,909	0.48	R-1	Low Density Res	6	1	2	
307-54-056	975 WEST CAMPBELL AVE.		19,351	0.44	24,994	0.57	R-1	Low Density Res	6	1	2	
403-08-123	LAMONT AVE		18,730	0.43	29,650	0.68	R-1	Low Density Res	6	1	3	
403-09-001	665 CROCKETT AVE		10,507	0.24	16,137	0.37	R-1	Low Density Res	6	1	1	
403-10-018	966 CROCKETT AVE.		16,715	0.38	17,555	0.40	R-1	Low Density Res	6	0	2	Vacant
403-10-032	971 SAN TOMAS AQUINO RD		21,940	0.50	23,658	0.54	R-1	Low Density Res	6	1	2	
403-10-041	1411 WESTMONT		38,038	0.87	40,085	0.92	R-1	Low Density Res	6	1	5	
403-10-042	1421 WESTMONT		29,260	0.67	30,835	0.71	R-1	Low Density Res	6	1	3	
403-10-043	1429 WESTMONT		29,260	0.67	30,835	0.71	R-1	Low Density Res	6	1	3	
403-10-044	1445 WESTMONT		29,260	0.67	30,835	0.71	R-1	Low Density Res	6	1	3	
403-10-052	880 HARRIET		33,986	0.78	35,286	0.81	R-1	Low Density Res	6	1	4	
403-10-070	1440 ELAM AVE.		85,661	1.97	92,931	2.13	R-1	Low Density Res	6	0	13	Vacant
403-10-081	1395 WESTMONT		34,833	0.80	36,751	0.84	R-1	Low Density Res	6	1	4	
403-12-055	1161 HARRIET AVE.		8,190	0.19	13,956	0.32	R-1-9	Low Density Res	4.5	1	0	
403-12-063	1247 HARRIET AVE.		7,405	0.17	8,905	0.20	R-1-9	Low Density Res	4.5	0	1	Vacant
403-12-080	1101 ASHLOCK CT.		6,161	0.14	11,002	0.25	R-1-9	Low Density Res	4.5	1	0	
403-12-51	1750 WESTMONT AVE.		10,895	0.25	10,895	0.25	R-1-9	Low Density Res	4.5	1	0	
403-13-004	1631 HACIENDA AVE.		43,750	1.00	46,750	1.07	R-1-9	Low Density Res	4.5	1	4	
403-13-005	HACIENDA AVE.		42,480	0.98	42,480	0.98	R-1-9	Low Density Res	4.5	1	3	
403-13-125	1222 HARRIET		63,569	1.46	63,969	1.47	R-1-9	Low Density Res	4.5	1	6	
403-14-001	1492 WESTMONT		62,290	1.43	67,217	1.54	R-1-9	Low Density Res	4.5	1	6	
403-14-015	1049 SAN TOMAS AQUINO RD.		14,270	0.33	16,145	0.37	R-1-9	Low Density Res	4.5	1	1	
403-14-016	1045 SAN TOMAS AQUINO RD.		13,012	0.30	14,317	0.33	R-1	Low Density Res	6	0	2	Vacant
403-14-063	MUNRO AVE.		7,962	0.18	10,776	0.25	R-1	Low Density Res	6	1	0	
403-15-040	1180 ABBOTT AVE.		97,139	2.23	97,139	2.23	R-1-9	Low Density Res	4.5	1	9	
403-15-041	1181 ABBOTT		112,641	2.59	113,901	2.61	R-1-9	Low Density Res	4.5	1	11	
403-16-011	1325 BURROWS		34,095	0.78	36,241	0.83	R-1-10	Low Density Res	4.5	1	3	
403-16-016	1365 JUANITA WAY		21,992	0.50	23,634	0.54	R-1-10	Low Density Res	4.5	1	1	
403-16-056	1302 HACIENDA AVE.		24,895	0.57	25,995	0.60	R-1-10	Low Density Res	3.5	1	1	
403-16-056	1315 BURROWS		33,180	0.76	35,076	0.81	R-1-10	Low Density Res	3.5	1	2	
403-16-059	1511 BURROWS AVE.		13,267	0.30	20,742	0.48	R-1-10	Low-Med Res	13	1	5	
403-18-013	1566 WALTERS AVE.		15,515	0.36	15,965	0.37	R-1-9	Low Density Res	4.5	1	1	
403-18-036	1605 POLLARD		14,029	0.32	19,262	0.44	R-1-9	Low Density Res	4.5	0	2	Vacant
403-18-037	1615 POLLARD AVE.		29,428	0.68	30,967	0.71	R-1-9	Low Density Res	4.5	1	2	
403-18-040	1641 POLLARD AVE.		29,616	0.68	34,888	0.80	R-1-9	Low Density Res	4.5	1	3	
403-18-042	1470 POLLARD		21,670	0.50	23,850	0.55	R-1-9	Low Density Res	4.5	1	1	
403-18-043	1456 POLLARD		17,964	0.41	19,461	0.45	R-1-9	Low Density Res	4.5	1	1	
403-18-046	1380 HARRIET AVE.		43,610	1.00	47,287	1.09	PD	Low Density Res	4.5	1	4	
403-18-060	1650 HACIENDA AVE		8,891	0.20	11,556	0.27	R-1-9	Low Density Res	4.5	1	0	
403-19-001	1366 HACIENDA AVE.		43,608	1.00	47,911	1.10	P-D	Low-Med Res	13	1	13	
403-19-012	1365 HARRIET AVE.		51,836	1.19	54,886	1.26	R-1-9	Low Density Res	4.5	1	5	
403-19-016	1391 HARRIET AVE.		43,172	0.99	45,570	1.05	R-1-9	Low Density Res	4.5	1	4	
403-19-048	1489 HARRIET AVE.		51,836	1.19	55,372	1.27	R-1-9	Low Density Res	4.5	1	5	
403-19-082	1720 HACIENDA AVE.		9,000	0.21	16,200	0.37	R-1-9	Low Denisty Res	4.5	1	1	
403-21-001	1849 POLLARD AVE.		43,560	1	56,611	1.30	PD	Low-Med Res	13	1	16	
403-9-047	1345 ELAM		31,500	0.72	40,475	0.93	R-M-5	Low-Med Res	13	1	11	
404-24-046	722 BUDD AVE.		108,900	2.50	118,800	2.73	R-1	Low Density Res	6	1	15	
404-29-010	865 ROBIN LANE		41,689	0.96	43,569	1.00	R-1-16	Low Density Res	3.5	0	4	Vacant
406-02-051	700 SAN TOMAS AQUINO RD.		7,110	0.16	16,337	0.38	R-1	Low Density Res	6	1	1	
406-02-052	SAN TOMAS AQUINO RD.		14,000	0.32	19,080	0.44	R-1	Low Density Res	6	1	2	

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406-02-054	1165 HAZEL AVE.		6,750	0.15	12,600	0.29	R-1	Low Density Res	6	1	1	
406-03-030	880 SAN TOMAS AQUINO RD.		8,691	0.20	13,456	0.31	R-1-8	Low-Med Res	13	0	4	Vacant
406-06-015	1154 SMITH AVE.		55,068	1.26	58,968	1.35	R-1	Low Density Res	6	1	7	
406-08-012	710 W SUNNYOAKS AVE.		299,257	6.87	316,114	7.26	R-1	Low Density Res	6	0	44	Vacant
406-14-013	1143 PEGGY AVE.		17,405	0.40	17,805	0.41	R-1-8	Low Density Res	4.5	1	1	
406-14-019	1159 HACIENDA AVE.		15,900	0.37	17,100	0.39	R-1-8	Low Density Res	4.5	1	1	
406-14-055	1075 HACIENDA AVE.		26,581	0.61	37,381	0.86	P-D	Low-Med Res	13	1	10	
406-16-010	1170 STEINWAY AVE.		22,441	0.52	24,657	0.57	P-D	Low Density Res	3.5	1	1	
406-16-033	1215 STEINWAY AVE.		33,599	0.77	36,157	0.83	R-1-10	Low Density Res	3.5	1	2	
406-16-057	1273 PEGGY AVE.		22,441	0.52	24,758	0.57	R-1-10	Low Density Res	3.5	1	1	
406-20-007	548 HACIENDA		9,250	0.21	16,120	0.37	PD	Low-Med Res	13	1	4	
406-4-013	990 HAZEL AVE.		37,162	0.85	39,772	0.91	R-1	Low Density Res	6	1	4	
406-8-006	600 SUNNYOAKS		21,600	0.50	24,000	0.55	P-D	Low-Med Res	13	1	6	
412-10-046	110 MICHAEL		107,658	2.47	107,658	2.47	C-PD	High-Den Res	27.5	0	68	
412-35-026	REGAS DR.		6,534	0.15	9,844	0.23	R-1	Low Density Res	6	1	0	
412-35-027	REGAS DR.		8,850	0.20	10,380	0.24	R-1	Low Density Res	6	1	0	
412-37-043	791 DRY CREEK RD.		9,000	0.21	10,350	0.24	R-1	Low Density Res	6	1	0	
412-37-047	792 DRY CREEK RD		8,400	0.19	9,750	0.22	R-1	Low Density Res	6	1	0	
414-37-008	1323 PARSONS AVE.		33,145	0.76	34,696	0.80	R-1	Low Density Res	6	1	4	
414-39-002	146 REDDING RD.		17,032	0.39	19,014	0.44	R-M-S	Low-Med Res	13	1	5	
414-39-003	166 REDDING RD.		19,083	0.44	31,303	0.72	R-M-S	Low-Med Res	13	1	8	
414-39-004	180 REDDING RD.		15,463	0.35	17,263	0.40	R-M-S	Low-Med Res	13	1	4	
414-39-005	194 REDDING RD.		19,336	0.44	21,586	0.50	R-M-S	Low-Med Res	13	1	5	
414-39-006	206 REDDING RD.		19,334	0.44	21,584	0.50	R-M-S	Low-Med Res	13	1	5	
414-39-007	234 REDDING RD.		38,629	0.89	43,150	0.99	R-M-S	Low-Med Res	13	1	12	
414-39-011	310 REDDING RD.		30,204	0.69	41,987	0.96	R-M-S	Low-Med Res	13	0	13	Vacant
414-40-011	1936 WHITEOAKS RD.		10,640	0.24	12,906	0.30	R-1	Low Density Res	6	1	1	
414-44-001	14351 S BASCOM AVE.		21,132	0.49	25,643	0.59	R-3-S	Low Density Res	6	1	3	
414-44-002	14371 S BASCOM AVE.		23,249	0.53	27,979	0.64	R-3-S	Low Density Res	6	1	3	
414-44-010	1956 WHITEOAKS RD.		12,950	0.30	16,096	0.37	P-O-S	Low Density Res	6	1	1	
414-44-012	1922 WHITEOAKS RD.		34,640	0.80	37,887	0.87	R-1	Low Density Res	6	1	4	
414-44-013	1910 WHITEOAKS RD.		21,940	0.50	24,954	0.57	R-1	Low Density Res	6	1	2	
TOTALS			6,170,138	141.65	6,493,225	149.06				75	2099	

LOW DENSITY RESIDENTIAL SITES -- HOUSING SITES INVENTORY

A.P.N.	ADDRESS	NEIGHBOR.	NET SQ. FT.	NET AC.	GROSS SQ. FT.	GROSS AC.	ZONING	GP	DU/AC.	EXSTG. UNITS	POTENTIAL ADD. UNITS	VACANT?
305-24-001	500 LATIMER AVE.		87,120	2.00	91,304	2.10	R-1	Low Density Res	6	1	12	
305-24-050	547 WEST CAMPBELL AVE.		30,243	0.69	30,592	0.70	R-1	Low Density Res	6	1	3	
307-49-007	1160 LATIMER AVE.		19,369	0.44	20,909	0.48	R-1	Low Density Res	6	1	2	
307-54-056	975 WEST CAMPBELL AVE.		19,351	0.44	24,994	0.57	R-1	Low Density Res	6	1	2	
403-08-123	LAMONT AVE		18,730	0.43	29,650	0.68	R-1	Low Density Res	6	1	3	
403-09-001	665 CROCKETT AVE		10,507	0.24	16,137	0.37	R-1	Low Density Res	6	1	1	
403-10-018	966 CROCKETT AVE.		16,715	0.38	17,555	0.40	R-1	Low Density Res	6	0	2	Vacant
403-10-032	971 SAN TOMAS AQUINO RD		21,940	0.50	23,658	0.54	R-1	Low Density Res	6	1	2	
403-10-041	1411 WESTMONT		38,038	0.87	40,085	0.92	R-1	Low Density Res	6	1	5	
403-10-042	1421 WESTMONT		29,260	0.67	30,835	0.71	R-1	Low Density Res	6	1	3	
403-10-043	1429 WESTMONT		29,260	0.67	30,835	0.71	R-1	Low Denisty Res	6	1	3	
403-10-044	1445 WESTMONT		29,260	0.67	30,835	0.71	R-1	Low Density Res	6	1	3	
403-10-052	880 HARRIET		33,986	0.78	35,286	0.81	R-1	Low Density Res	6	1	4	
403-10-070	1440 ELAM AVE.		85,661	1.97	92,931	2.13	R-1	Low Density Res	6	0	13	Vacant
403-10-081	1395 WESTMONT		34,833	0.80	36,751	0.84	R-1	Low Density Res	6	1	4	
403-12-055	1161 HARRIET AVE.		8,190	0.19	13,956	0.32	R-1-9	Low Density Res	4.5	1	0	
403-12-063	1247 HARRIET AVE.		7,405	0.17	8,905	0.20	R-1-9	Low Density Res	4.5	0	1	Vacant
403-12-080	1101 ASHLOCK CT.		6,161	0.14	11,002	0.25	R-1-9	Low Density Res	4.5	1	0	

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403-12-51	1750 WESTMONT AVE.	10,895	0.25	10,895	0.25	R-1-9	Low Density Res	4.5	1	0	
403-13-004	1631 HACIENDA AVE.	43,750	1.00	46,750	1.07	R-1-9	Low Density Res	4.5	1	4	
403-13-005	HACIENDA AVE.	42,480	0.98	42,480	0.98	R-1-9	Low Density Res	4.5	1	3	
403-13-125	1222 HARRIET	63,569	1.46	63,969	1.47	R-1-9	Low Density Res	4.5	1	6	
403-14-001	1492 WESTMONT	62,290	1.43	67,217	1.54	R-1-9	Low Density Res	4.5	1	6	
403-14-015	1049 SAN TOMAS AQUINO RD.	14,270	0.33	16,145	0.37	R-1-9	Low Density Res	4.5	1	1	
403-14-016	1045 SAN TOMAS AQUINO RD.	13,012	0.30	14,317	0.33	R-1	Low Density Res	6	0	2	Vacant
403-14-063	MUNRO AVE.	7,962	0.18	10,776	0.25	R-1	Low Density Res	6	1	0	
403-15-040	1180 ABBOTT AVE.	97,139	2.23	97,139	2.23	R-1-9	Low Density Res	4.5	1	9	
403-15-041	1181 ABBOTT	112,641	2.59	113,901	2.61	R-1-9	Low Density Res	4.5	1	11	
403-16-011	1325 BURROWS	34,095	0.78	36,241	0.83	R-1-10	Low Density Res	4.5	1	3	
403-16-016	1365 JUANITA WAY	21,992	0.50	23,634	0.54	R-1-10	Low Density Res	4.5	1	1	
403-16-056	1302 HACIENDA AVE.	24,895	0.57	25,995	0.60	R-1-10	Low Density Res	3.5	1	1	
403-16-056	1315 BURROWS	33,180	0.76	35,076	0.81	R-1-10	Low Density Res	3.5	1	2	
403-18-013	1566 WALTERS AVE.	15,515	0.36	15,965	0.37	R-1-9	Low Density Res	4.5	1	1	
403-18-036	1605 POLLARD	14,029	0.32	19,262	0.44	R-1-9	Low Density Res	4.5	0	2	Vacant
403-18-037	1615 POLLARD AVE.	29,428	0.68	30,967	0.71	R-1-9	Low Density Res	4.5	1	2	
403-18-040	1641 POLLARD AVE.	29,616	0.68	34,888	0.80	R-1-9	Low Density Res	4.5	1	3	
403-18-042	1470 POLLARD	21,670	0.50	23,850	0.55	R-1-9	Low Density Res	4.5	1	1	
403-18-043	1456 POLLARD	17,964	0.41	19,461	0.45	R-1-9	Low Density Res	4.5	1	1	
403-18-046	1380 HARRIET AVE.	43,610	1.00	47,287	1.09	PD	Low Density Res	4.5	1	4	
403-18-060	1650 HACIENDA AVE	8,891	0.20	11,556	0.27	R-1-9	Low Density Res	4.5	1	0	
403-19-012	1365 HARRIET AVE.	51,836	1.19	54,886	1.26	R-1-9	Low Density Res	4.5	1	5	
403-19-016	1391 HARRIET AVE.	43,172	0.99	45,570	1.05	R-1-9	Low Density Res	4.5	1	4	
403-19-048	1489 HARRIET AVE.	51,836	1.19	55,372	1.27	R-1-9	Low Density Res	4.5	1	5	
403-19-082	1720 HACIENDA AVE.	9,000	0.21	16,200	0.37	R-1-9	Low Density Res	4.5	1	1	
404-24-046	722 BUDD AVE.	108,900	2.50	118,800	2.73	R-1	Low Density Res	6	1	15	
404-29-010	865 ROBIN LANE	41,689	0.96	43,569	1.00	R-1-16	Low Density Res	3.5	0	4	Vacant
406-02-051	700 SAN TOMAS AQUINO RD.	7,110	0.16	16,337	0.38	R-1	Low Density Res	6	1	1	
406-02-052	SAN TOMAS AQUINO RD.	14,000	0.32	19,080	0.44	R-1	Low Density Res	6	1	2	
406-02-054	1165 HAZEL AVE.	6,750	0.15	12,600	0.29	R-1	Low Density Res	6	1	1	
406-06-015	1154 SMITH AVE.	55,068	1.26	58,968	1.35	R-1	Low Density Res	6	1	7	
406-08-012	710 W SUNNYOAKS AVE.	299,257	6.87	316,114	7.26	R-1	Low Density Res	6	0	44	Vacant
406-14-013	1143 PEGGY AVE.	17,405	0.40	17,805	0.41	R-1-8	Low Density Res	4.5	1	1	
406-14-019	1159 HACIENDA AVE.	15,900	0.37	17,100	0.39	R-1-8	Low Density Res	4.5	1	1	
406-16-010	1170 STEINWAY AVE.	22,441	0.52	24,657	0.57	P-D	Low Density Res	3.5	1	1	
406-16-033	1215 STEINWAY AVE.	33,599	0.77	36,157	0.83	R-1-10	Low Density Res	3.5	1	2	
406-16-057	1273 PEGGY AVE.	22,441	0.52	24,758	0.57	R-1-10	Low Density Res	3.5	1	1	
406-4-013	990 HAZEL AVE.	37,162	0.85	39,772	0.91	R-1	Low Density Res	6	1	4	
412-35-026	REGAS DR.	6,534	0.15	9,844	0.23	R-1	Low Density Res	6	1	0	
412-35-027	REGAS DR.	8,850	0.20	10,380	0.24	R-1	Low Density Res	6	1	0	
412-37-043	791 DRY CREEK RD.	9,000	0.21	10,350	0.24	R-1	Low Density Res	6	1	0	
412-37-047	792 DRY CREEK RD	8,400	0.19	9,750	0.22	R-1	Low Density Res	6	1	0	
414-37-008	1323 PARSONS AVE.	33,145	0.76	34,696	0.80	R-1	Low Density Res	6	1	4	
414-40-011	1936 WHITEOAKS RD.	10,640	0.24	12,906	0.30	R-1	Low Density Res	6	1	1	
414-44-001	14351 S BASCOM AVE.	21,132	0.49	25,643	0.59	R-3-S	Low Density Res	6	1	3	
414-44-002	14371 S BASCOM AVE.	23,249	0.53	27,979	0.64	R-3-S	Low Density Res	6	1	3	
414-44-010	1956 WHITEOAKS RD.	12,950	0.30	16,096	0.37	P-O-S	Low Density Res	6	1	1	
414-44-012	1922 WHITEOAKS RD.	34,640	0.80	37,887	0.87	R-1	Low Density Res	6	1	4	
414-44-013	1910 WHITEOAKS RD.	21,940	0.50	24,954	0.57	R-1	Low Density Res	6	1	2	
TOTALS		2,316,968	53	2,532,221	58				61	244	

LOW-MEDIUM DENSITY RESIDENTIAL SITES -- HOUSING SITES INVENTORY

A.P.N.	ADDRESS	NEIGHBOR.	NET SQ. FT.	NET AC.	GROSS SQ. FT.	GROSS AC.	ZONING	GP	DU/AC.	EXSTG. UNITS	POTENTIAL ADD. UNITS	VACANT?
403-16-059	1511 BURROWS AVE.		13,267	0.30	20,742	0.48	R-1-10	Low-Med Res	13	1	5	
403-19-001	1366 HACIENDA AVE.		43,608	1.00	47,911	1.10	P-D	Low-Med Res	13	1	13	
403-21-001	1849 POLLARD AVE.		43,560	1	56,611	1.30	PD	Low-Med Res	13	1	16	
403-9-047	1345 ELAM		31,500	0.72	40,475	0.93	R-M-S	Low-Med Res	13	1	11	
406-03-030	880 SAN TOMAS AQUINO RD.		8,691	0.20	13,456	0.31	R-1-8	Low-Med Res	13	0	4	Vacant
406-14-055	1075 HACIENDA AVE.		26,581	0.61	37,381	0.86	P-D	Low-Med Res	13	1	10	
406-20-007	548 HACIENDA		9,250	0.21	16,120	0.37	PD	Low-Med Res	13	1	4	
406-8-006	600 SUNNYOAKS		21,600	0.50	24,000	0.55	P-D	Low-Med Res	13	1	6	
414-39-002	146 REDDING RD.		17,032	0.39	19,014	0.44	R-M-S	Low-Med Res	13	1	5	
414-39-003	166 REDDING RD.		19,083	0.44	31,303	0.72	R-M-S	Low-Med Res	13	1	8	
414-39-004	180 REDDING RD.		15,463	0.35	17,263	0.40	R-M-S	Low-Med Res	13	1	4	
414-39-005	194 REDDING RD.		19,336	0.44	21,586	0.50	R-M-S	Low-Med Res	13	1	5	
414-39-006	206 REDDING RD.		19,334	0.44	21,584	0.50	R-M-S	Low-Med Res	13	1	5	
414-39-007	234 REDDING RD.		38,629	0.89	43,150	0.99	R-M-S	Low-Med Res	13	1	12	
414-39-011	310 REDDING RD.		30,204	0.69	41,987	0.96	R-M-S	Low-Med Res	13	0	13	Vacant
TOTALS			357,138	8.20	452,583	10.39				13	122	

MEDIUM DENSITY RESIDENTIAL SITES -- HOUSING SITES INVENTORY

A.P.N.	ADDRESS	NEIGHBOR.	NET SQ. FT.	NET AC.	GROSS SQ. FT.	GROSS AC.	ZONING	GP	DU/AC.	EXSTG. UNITS	POTENTIAL ADD. UNITS	VACANT?
305-30-006	484 WEST CAMPBELL AVE.		25,542	0.59	37,931	0.87	PD	Med Density Res	20	1	16	

HIGH DENSITY RESIDENTIAL SITES -- HOUSING SITES INVENTORY

A.P.N.	ADDRESS	NEIGHBOR.	NET SQ. FT.	NET AC.	GROSS SQ. FT.	GROSS AC.	ZONING	GP	DU/AC.	EXSTG. UNITS	POTENTIAL ADD. UNITS	VACANT?
412-10-046	110 MICHAEL		107,658	2.47	107,658	2.47	C-PD	High-Den Res	27.5	0	68	

MIXED USE SITES -- HOUSING SITES INVENTORY

A.P.N.	ADDRESS	NEIGHBOR.	NET SQ. FT.	NET AC.	GROSS SQ. FT.	GROSS AC.	ZONING	GP	DU/AC.	EXSTG. UNITS	POTENTIAL ADD. UNITS	VACANT?
	NOCA		740,520	17.00	740,520	17.00	PD	Mixed Use	27	0	459	
	SOCA		1,838,232	42.20	1,838,232	42.20	PD	Mixed Use	27	0	1139	
	DOWNTOWN		784,080	18.00	784,080	18.00	C-3	Commercial	N/A	0	50	
TOTALS			3,362,832	77	3,362,832	77				0	1,648	

HOUSING SITES INVENTORY -- Revised 8/21/91

TOTALS

A.P.N.	ADDRESS	NEIGHBOR.	NET SQ. FT.	NET AC.	GROSS SQ. FT.	GROSS AC.	ZONING	GP	DU/AC.	EXSTG. UNITS	POTENTIAL ADD. UNITS	VACANT?
GRAND TOTALS			6,170,138	142	6,493,225	149				75	2,099	

NOTES:

1. Units are calculated at the maximum allowed general plan density.
2. Residential units are allowed in the downtown Campbell area; however, no density range has been established. It is projected that a maximum of 50 units could be produced in the downtown core.

asinvent8-21(mc12)

REVISED AVAILABLE SITES INVENTORY FOR NOCA & SOCA

ADDRESS	SQ. FT.	AC.	ZONING	GP	MAX. DU/AC.	EXSTG. UNITS	POTENTIAL ADD. UNITS	DU/AC + DNSTY BNS.	POTENTIAL UNITS W/ DNSTY BNS
NOCA	740,520	17.00	PD	Mixed Use	27	0	459	33.75	574

SOCA

Subarea 1	56,628	1.30	PD	Comm/Res	27	0	35	33.75	44
Subarea 2	901,692	20.70	PD	High Density Res.	27	0	559	33.75	699
Subarea 3	879,912	20.20	PD	Comm/Res/Ind	27	0	545	33.75	682
SUBTOTALS	1,838,232	42.20					1,139		1,424
TOTALS	2,578,752	59.2					1,598		1,998

that approximately \$400,000-500,000 annually will be generated in Redevelopment 20% tax increment funds from 1991-95. Unallocated monies from these funds would also be available to assist with the preservation of affordable housing units.

Policy D:

Providing decent, safe and sanitary housing through rehabilitation and replacement housing programs.

Policy D: Provide decent, safe and sanitary housing through rehabilitation and replacement housing programs.

IMPLEMENTATION PROGRAM #13:

HOUSING REHABILITATION

Program Description: The City will continue to provide assistance to property owners to rehabilitate their housing units. For homeowner units, the City will provide assistance to very low and low income households through the Community Development Block Grant Program as well as program income from previous loans. For rental units, the City will work with the County of Santa Clara to provide Rental Rehabilitation Program financing assistance for units occupied by low and very low income households. In addition to these identified funding sources, the City will utilize other feasible State or federal funding programs as they become available, such as the federal Section 312 program or the State of California housing rehabilitation loan programs.

Responsible Party: City of Campbell (Redevelopment Agency)

Time Frame: 1990-1995 (Annually apply for County of Santa Clara CDBG "Urban County" funds as well as applying for Rental Rehabilitation and HOME funds as they become available)

Objective: Homeowner Rehabilitation (10 units per year)

25 Very low Income Homeowner Units
Rehabilitated

25 Low Income Homeowner Units Rehabilitated

Rental Rehabilitation (10-20 units per year)

25-50 Very Low Income Renter Units
Rehabilitated

25-50 Low Income Renter Units Rehabilitated

Financing: Community Development Block Grant funds, Rental Rehabilitation Program funds, HOME funds and Program Income

Policy D:

Providing decent, safe and sanitary housing through rehabilitation and replacement housing programs.
(Continued)

IMPLEMENTATION PROGRAM #14:**REPLACEMENT HOUSING**

Program Description: The City will conduct an inventory and evaluation of residential units in the City that have been identified as substandard and unsuitable for rehabilitation. If necessary, the City will develop a Replacement Housing Program providing for the provision of suitable housing for the residents of those units and the replacement of the housing unit itself.

Responsible Party: City of Campbell (Planning Department, Redevelopment Agency)

Time Frame: 1991-1992: Prepare Inventory

1993-1994: Develop Replacement Housing Program (if necessary)

Objective: Conduct inventory and evaluate the need for a Replacement Housing Program

Financing: Community Development Block Grant Funds, Redevelopment Tax Increment Funds

Policy E:

Promoting cooperative efforts between public and private sectors in the provision of housing opportunities.

Policy E: Promote cooperative efforts between public and private sectors in the provision of housing opportunities.

IMPLEMENTATION PROGRAM #15:**DEVELOPER ASSISTANCE**

Program Description: During the pre-development and development application stage, the City will assist private developers whenever feasible to provide housing opportunities that reflect the goals and objectives of this Housing Element Update. In specific, the City will consider the following types of actions in order to assist developers:

- ✓ fast processing of permit and development applications,
- ✓ assistance with securing federal or state housing financing program opportunities (i.e. mortgage revenue bonds, low income housing tax credits, etc.),
- ✓ technical assistance in creative parking and site improvements for mixed use developments (i.e. commercial and residential), such as shared parking arrangements, and
- ✓ assistance from the Redevelopment Agency in land acquisition, off-site improvements, financing resources and other actions as appropriate and necessary.

Responsible Party: City of Campbell (Planning Department, Redevelopment Agency)

Time Frame: 1990-1995

IMPLEMENTATION PROGRAM #16:**ENERGY CONSERVATION**

Program Description: The City will continue to encourage energy conservation techniques in the construction or rehabilitation of residential units. In particular, the City will continue to enforce Title 24 regulations pertaining to residential development.

Responsible Party: City of Campbell (Building Department)

Time Frame: 1990-1995

Policy F:

Assisting in the provision of equal housing opportunities for all households regardless of race, age, sex, marital status, ethnic background or other arbitrary factors.

Policy F: Assist in the provision of equal housing opportunities for all households regardless of race, age, sex, marital status, ethnic background or other arbitrary factors.

IMPLEMENTATION PROGRAM #17:***FAIR HOUSING AND INFORMATION***

Program Description: The City will continue to support programs that provide fair housing information and referral to Campbell households. One service currently provided by Information and Referral, Inc. includes assistance with fair housing questions, tenant/landlord rights, lease requirements and housing deposit information. Further, the City of Campbell sponsors the "Rental Increase Dispute Fact Finding Committee," which assists local landlords and tenants in resolving rental increase disputes.

Responsible Party: City of Campbell (Rental Increase Dispute Fact Finding Committee) and Information and Referral, Inc.

Time Frame: 1990-1995

IMPLEMENTATION PROGRAM #18:***HOMELESS FACILITIES***

Program Description: Homeless facilities currently require a conditional use permit in non-residential areas. This requirement will be reviewed during 1992 to determine its effect on the provision of homeless facilities. In addition, during that same review period, the need to provide homeless facilities in residential areas will also be studied.

Responsible Party: City of Campbell (Planning Department)

Time Frame: 1992 - Review Zoning Ordinance and Conditional Use Permit Procedures regarding Homeless Facilities

IMPLEMENTATION PROGRAM #19:***FAMILY HOUSING***

Program Description: The City will review the 1990 Census data as it becomes available to determine the need for family-sized housing units (i.e. 3 bedroom and larger units). The City will encourage multi-family housing developers to incorporate family-sized units into their new projects by including an analysis of larger unit feasibility (i.e. staff analysis of financial feasibility of increasing unit sizes) during the pre-application review process.

Responsible Party: City of Campbell (Planning Department)

Time Frame: 1991-92 Review 1990 Census data

1991-92 Revise pre-application process to include an analysis of larger unit feasibility.

Illustration #21: Summary Table of Housing Needs, Programs, Objectives and Time Frames

NEED	PROGRAM	OBJECTIVE	TIME FRAME
New Construction: 1,801 Units	Program #1: New Construction Program #2: Second Units	1,801 Units <u>5 Units</u> 1,806 Units Total	1990-1995 1990-1995
Affordability: Very Low Income: 406 Households	Program #3: Sharmon Palms Program #4: 15% Affordability Program #5: 20% Set Aside Program #6: Shared Housing Program #13: Housing Rehab	12 Households 21 Households 38 Households 50-75 Households 100 Households 25 Homeowner Households <u>25-50 Renter Households</u> 271-321 Households Total	1990-1995 1990-1995 1990-1991 1992-1995 1990-1995 1990-1995 1990-1995
	Program #3: Sharmon Palms Program #4: 15% Affordability Program #5: 20% Set Aside Program #6: Shared Housing Program #8: Density Bonus Program #13: Housing Rehab	6 Households 16 Households 39 Households 25-37 Households 100 Households 33-66 Households 25 Homeowner Households <u>25-50 Renter Households</u> 269-339 Households Total	1990-1995 1990-1995 1990-1991 1992-1995 1990-1995 1990-1995 1990-1995 1990-1995
Low Income: 309 Households			

Illustration #21: Summary Table of Housing Needs, Programs, Objectives and Time Frames

NEED	PROGRAM	OBJECTIVE	TIME FRAME
<i>Moderate Income:</i> 425 Households	Program #3: Sharmon Palms Program #4: 15% Affordability Program #5: 20% Set Aside Program #7: Mortgage Credit	6 Households 16 Households 23-37 Households 100 Households 145-159 Households Total	1990-1995 1990-1995 1990-1995 1990-1995
Rehabilitation: <i>Units Suitable for Rehabilitation:</i> 1018 Units <i>Units Possibly Suitable for Replacement:</i> 489 Units	Program #13: Housing Rehab Program #14: Replacement	50 Homeowner Units 50-100 Renter Units 100-150 Units Total Conduct Inventory	1990-1995 1990-1995 1991-1992
Conservation: Mobile Homes: 203 Units 100 Existing Units Preserved	Program #9: Mobile Homes Program #12: Preservation	203 Mobile Home Opportunities Conserved 100 Units at San Tomas Gardens Preserved	1990-1995 1990-1992

**Chapter 8:
Additional
Topics****CITIZEN PARTICIPATION**

The goal of the citizen participation process in the review of the Housing Element is to encourage the maximum level of public participation as feasible. Included in this goal is the objective of ensuring public participation of all economic segments in the community, including low and moderate income households.

In order to achieve this goal, the City of Campbell has identified the following steps as its citizen participation plan for both the draft document as well as any subsequent revisions to the document.

1. Public Review of Document for 30 days

Copies of the proposed document will be made available for public review and comment for a 30 day period. Availability of the draft document will be posted at City Hall, the Community Center and the Public Library. These facilities have been identified as community gathering points where households representing various economic segments might visit.

2. Informational Meetings

The draft document will be presented at an informational meeting held by the City of Campbell. A special invitation to attend the meeting will be sent to groups and agencies representing low and moderate income households and special need households (i.e. elderly households, handicapped households, single parent households, etc.). Any comments received at the meeting will be forwarded to both the Planning Commission and City Council for their review and consideration.

3. Public Hearings

The draft and final document will be reviewed at public hearings before both the Planning Commission and the City Council. A 21 day notice of these hearings will be advertised in the local newspaper ("San Jose Mercury News") as well as being posted at City Hall, the Community Center and the Public Library.

**CONSISTENCY WITH OTHER
GENERAL PLAN ELEMENTS**

In revising the 1990 Housing Element, the intention was to develop a document that is consistent with other Elements of the City's General Plan. At the time that the 1990 Housing Element was developed, it was consistent with the other Elements of Campbell's General Plan.

In order to ensure that this consistency is maintained, the City will continue to include consistency with the Housing Element as an evaluation criteria for Planning Commission review of all development proposals and General Plan revisions.

APPENDIX

- Reference Materials
- Persons Contacted
- 1990 Income Limits
- 1991 Housing Sites Inventory

ADOPTED DECEMBER 26, 1972

CONSERVATION PLAN

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1. Goals/Objectives and Policy Implementation

5 CONSERVATION

2. Policy Implementation Matrix

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ADOPTED DECEMBER 26, 1972

CONSERVATION ELEMENT

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I. GOALS/OBJECTIVES AND POLICY IMPLEMENTATION

A. Goals/Objectives.

1. To conserve, manage, and prevent the wasteful destruction of the City's natural resources.
2. To prevent the pollution of streams and other waters.
3. To minimize the risk from flooding.

B. POLICY IMPLEMENTATION MATRIX

GOALS

CONSERVATION ELEMENT POLICIES

DEPARTMENT/AGENCY RESPONSIBLE FOR IMPLEMENTATION

1. CONSERVE THE CITY'S NATURAL RESOURCES.	2. PREVENT THE POLLUTION OF STREAMS AND WATERS.	3. MINIMIZE THE RISK FROM FLOODING.							
--	--	--	--	--	--	--	--	--	--

1. The City shall assist in preventing, controlling, and correcting the erosion of creek and flood control banks.
2. Areas that are being used for the conservation of natural resources such as the percolation ponds and the flood control system shall be preserved and indicated as such on the General Plan and zoning map.
3. The City shall restrict development in the 100-year flood plain.
4. All application for development adjacent to Santa Clara Valley Water District property shall be referred to that agency for review.
5. The City shall encourage those types of industry that do not create water and air pollution.
6. Site and architectural review shall ensure that development adjacent to natural resource areas is designed so as to be compatible as possible.
7. Existing trees shall be retained in new development wherever possible.

Public Works
Water District

Planning

Planning

Planning
Water District

Planning

Planning

Planning

X

X

X

X

X

X

X

X

X

X

X

X

X

X

X

APPENDIX

II. Conservation Element Background

A. Introduction

California Government Code, Section 65302(a), requires that a Conservation Element be developed for

"...the conservation, development, and utilization of material resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals and other natural resources..."

The City of Campbell is in a rather unique position in relation to other cities in Santa Clara County in that it is surrounded by a relatively uniform urbanized area and it is already largely developed. Essentially, the only remaining natural resources in Campbell are those water resource areas associated with the percolation ponds and the flood control channels. In addition to serving flood control and ground water recharge zones, these areas also serve as recreational areas and wildlife habitats.

B. Conservation in Campbell

The larger the city, the greater its impact upon the environment. This truism stems from the fact that the larger the city is the more land it consumes, as well as from the fact that there is an increased demand on the surrounding resources by the large population. If one were to take such a simplistic approach, one could rationalize that Campbell, per se, would have a minimal effect on the consumption as well as the conservation of natural resources. Considering that there are only 32,000 people in the city proper, and over one million in the greater San Jose area, this argument would appear to hold some credence.

As indicated earlier, however, Campbell is anything but an isolated community. The city relies on the greater metropolitan area for most of its utility services: electricity, water, gas, sewers, etc. In the same manner that Campbell depends on the greater metropolitan area for these services, it also has a responsibility to the area to conserve whatever natural resources it can. There are no mineral deposits being mined in the city, nor are there any extractive industries.

The valley floor location practically eliminated soil erosion, wildlife, and natural vegetation from consideration in the Conservation Element. Slopes in the area are gentle. The natural wildlife has long since left the area, as the result of increasing urbanization. Natural vegetation in the area has also succumbed to the previous use of the valley floor for ranching and orchards.

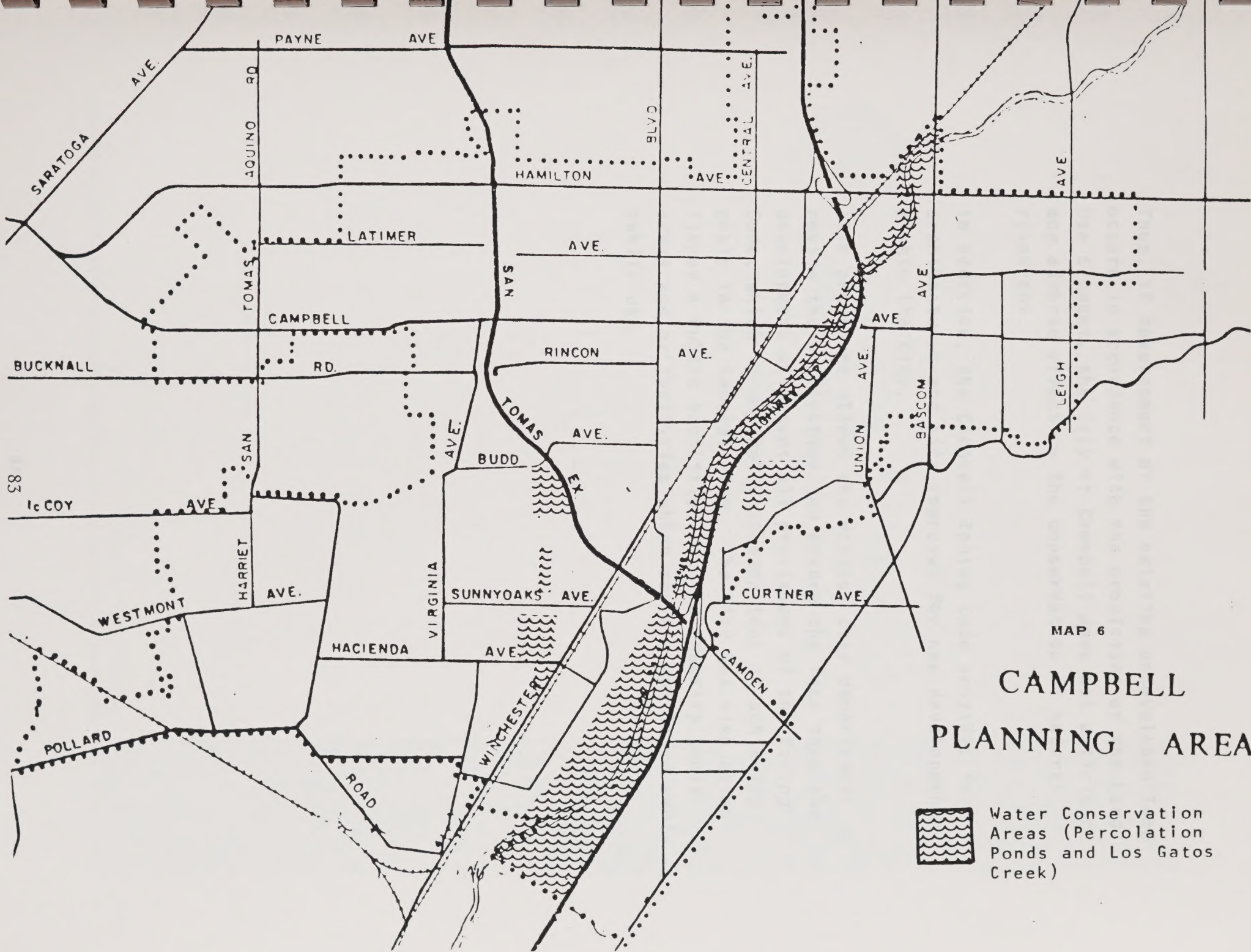
Campbell has, however, taken the initiative to protect birdlife in the city, as well as to undertake a vigorous program of tree planting. Resolution 2405 was adopted by the City Council on November 27, 1967, to "encourage the conservation and preservation of wildlife within the limits of the jurisdiction of the City of Campbell as a sanctuary for birds." Likewise, with the tree planting program, the city has undertaken the planting of trees in several of the major streets and open areas such as the high bank area of the Los Gatos Creek. In addition, the City has required, as part of the architectural review procedure, that new development include landscape plans and that landscaping be installed.

Campbell's major responsibility in the conservation of natural resources lies in the conservation of water. Throughout the valley, the Santa Clara County Flood Control and Water District has set aside lands for the replenishment of the aquifers. A system of percolation ponds, dikes, canals and dams have been established to conserve as much of the winter rainfall as possible. The southeastern portion of the City has several acres devoted to this percolation system. Most notably these include Cambrian-Parr, Oka Lane, Page, Sunnyoaks, Budd Avenue, and McGlincey Percolation Ponds as defined by the Flood Control and Water District itself. Related to the operation of these facilities is a series of water transporting ditches and pipelines, some of which lie underground. Lastly, there are the natural stream channels themselves, which are protected by the Flood Control District for use in carrying storm water runoff. County facilities are designed to accommodate the 100 year flood. Map 6 illustrates the various stream channels and percolation ponds within the City.

Pursuant to the operation of these facilities, the Santa Clara Flood Control and Water District has requested that the city refer both public and private developments to them for a permit as required by District Ordinance No. 59-1 whenever any construction activity is to be undertaken.

C. Implementation

Implementation of the Conservation Element will be accomplished through the effective use of existing channels. Strict application of the Land Use Element of the General Plan will play an important role in this implementation. The resource conservation facilities were taken into account in the formulation of the Land Use Element and were designated as "Public, Semi-Public Facilities."



Thus, if development of the existing undeveloped land occurs in accordance with the provisions of the Land Use Element, the City of Campbell does not anticipate any adverse effect on the conservation of natural resources.

In addition, the Campbell Zoning Code provides for architectural and site approval for new developments within the City.

This procedure allows the various city departments to review the application and ensure the fact that the development will meet all provisions of the Zoning Code, which is an implementation tool in achieving goals in the General Plan. The City has also established a Public Facilities Zone to identify those areas and/or facilities which serve a public or semi-public use.

- - -



CITY OF CAMPBELL OPEN SPACE ELEMENT

Adopted November 20, 1990

PREPARED BY:

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Contents



CITY OF CAMPBELL --- *OPEN SPACE ELEMENT*

Adopted November 20, 1990

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WHAT IS A GENERAL PLAN?

A general plan is a comprehensive, long-term guide for a city's physical development and provides a framework for land use and community development decisions. The plan contains a set of goals, policies, and implementation strategies which address the land use, resource management, and public health and safety issues of the community. State Courts have deemed the general plan "a constitution for all future development in the city." Thus, the plan creates a foundation upon which the city council and commissions can base policy decisions.

The State of California requires that all cities and counties have a general plan. State law requires that the general plan contain seven specific elements, as follows: land use, circulation, housing, open space, conservation, noise, and safety. An element can be thought of as a chapter; each concentrating on a different issue. The plan may contain additional elements if they are necessary to address city-specific issues. Although divided into several elements, state planning law requires that each element be consistent with all other elements.

WHAT IS AN OPEN SPACE ELEMENT?

The open space element is a policy plan for the preservation and acquisition of open

space lands. State law requires that the element address four types of open space lands:

- Open space for the preservation of natural resources, such as rivers, streams and fish and wildlife habitats;
- Open space used for the managed production of resources, including forests, agricultural lands, and ground-water recharge basins;
- Open space for outdoor recreation such as parks, beaches, and trails;
- Open space for public health and safety, including earthquake fault zones and flood plains.

The scope of open space issues is very broad and overlaps with several other general plan elements, particularly the conservation, safety, circulation, and land use elements. Under the Campbell General Plan, natural resource and public health and safety issues are adequately addressed under other existing elements (see Appendix A). Therefore, the Campbell Open Space Element concentrates on the most important recreational and visual open space issues and opportunities in Campbell.

THE OPEN SPACE "VISION"

The Campbell Open Space Element seeks to provide a range of open space in the City including public, private, and visual open spaces. When implemented, the element will accomplish the following objectives:

- maintain a ratio of 4 acres per 1000 persons of us-

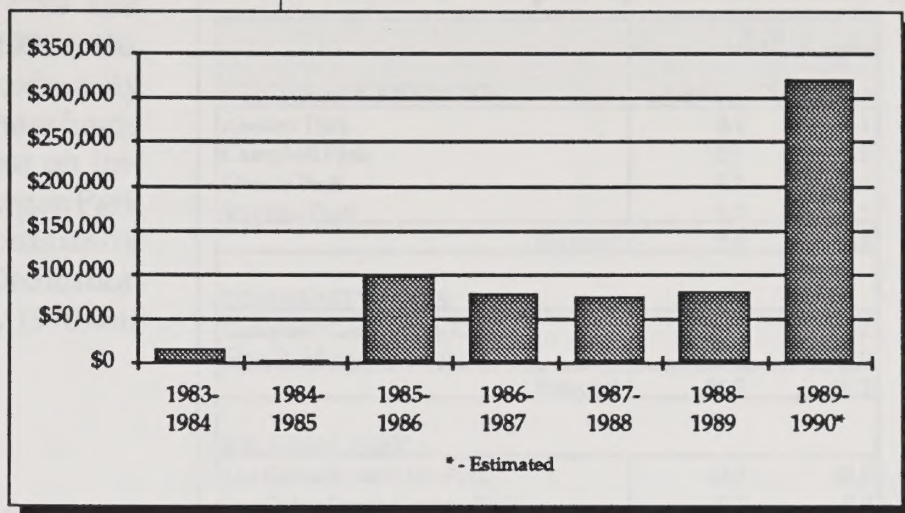


able open space in the City.

- provide open space within walking distance of all City residents.
- include ample open space and recreational areas within all types of residential developments.
- provide substantial landscaped parkways along major streets

The City will undertake numerous projects to implement this Element including the preparation of a financing strategy to fund the provision of new parklands and the adoption of ordinances and standards to obtain open space in new developments. The City will also seek agreements with local school districts for the purchase of surplus school sites at discounted prices, as provided by State law, or maintenance of non-surplus school sites.

Table 1 -- Park Dedication Fees



been implemented. Due to limited resources, the City has been unable to fulfill other policies which guide the acquisition and provision of parklands. A chart summarizing the implementation status of the 1978 Element is included as Appendix B.

Open Space Funding

To offset the impact of development on park facilities, the City began to collect Park Dedication Fees in 1983. Table 1 illustrates

BACKGROUND

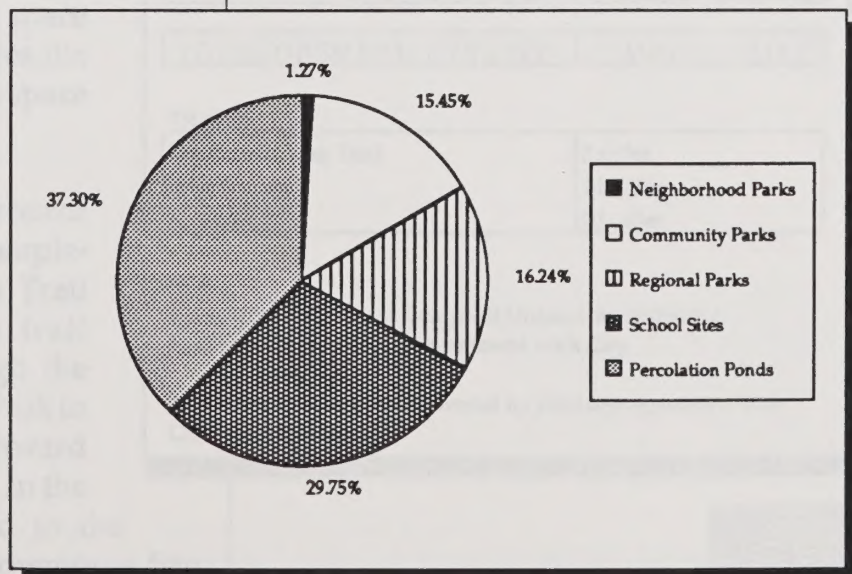
1978 Open Space Element

The previous Open Space Element was adopted on 1978. Policies pertaining to use of the Los Gatos Creek, acquisition of available school sites, and use of alternative financing techniques have



OPEN SPACE ELEMENT

Table 2 -- Park Area by Category



the amount of Park Dedication Fees collected from 1983 to 1989 and provides an estimate for 1989-1990. From 1983 to 1989, approximately \$350,000 was collected. These funds have primarily been spent on improvements to John D. Morgan Park and the Campbell Community Center. The City's Park Dedication Fee fund balance as of July 1990 was approximately \$400,000.

Open Space Resources

An inventory of open space resources in Campbell is shown in Table 3. Campbell contains 242 acres of usable open space. However, that total contains only 75 acres of usable parklands, resulting in a ratio of 2.1 acres of parkland per 1,000 persons.

In addition to parklands, the City contains 68 acres of open space in school grounds and 85 acres of percolation ponds. The percolation ponds next to Los Gatos Creek Park can be used for recreational activities such as fishing and windsurfing. Adding the school site open space acreage to the park acreage results in just over four acres of open space per 1,000 persons.

A particularly important resource has been added with the completion of the Los Gatos Creek Trail through Campbell. The trail stretches three miles through the City and connects to Vasona Park to the south and extends northward to Leigh Avenue in San Jose. In the future, the trail will extend to the Guadalupe River Park in downtown San

Table 3 -- Open Space Inventory

	ACRES	
	Gross	Usable Open Space
NEIGHBORHOOD PARKS		
Ainsley Park	0.1	0.1
Campbell Park	2.5	2.5
Gomes Park	0.1	0.1
Virginia Park	0.2	0.2
Subtotal	2.9	2.9
COMMUNITY PARKS		
Campbell Community Center	30.7	11.2
John D. Morgan Park (1)	24.0	24.0
Subtotal	54.7	35.2
REGIONAL PARK		
Los Gatos Streamside Park	40.0	40.0
Los Gatos Creek County Park	9.0	9.0
Subtotal	49.0	49.0
Total Park Area	106.6	87.1

SCHOOL SITES

Campbell Christian (MSD)	11.2	6.3
Campbell Middle School (CUSD)	14.4	6.1
Capri (CUSD)	9.5	4.3
Dover (CUSD)	9.3	6.3
Forest Hill (CUSD)	13.0	8.0
Hazelwood (CUSD)	10.0	5.8
Rolling Hills Middle School (CUSD)	20.0	12.9
Rosemary (CUSD)	12.0	8.0
San Tomas (CUSD)	13.5	10.1
Subtotal	112.9	67.8

SPECIAL FACILITIES

Campbell Historical Museum	1.6	0.6
Campbell Civic Center	4.5	1.2
Percolation Ponds	85.0	85.0
Subtotal	91.1	86.8
Total Non-Park Area	204.0	154.6

TOTAL OPEN SPACE IN CITY	310.6	241.7
---------------------------------	--------------	--------------

TRAILS

Los Gatos Creek Trail	3 miles
Bike Routes	14 miles
Sidewalks	72 miles

Notes:

1. Includes 5.6 acres of Campbell Union School District land covered by joint use agreement with City.
2. Does not include land covered by joint use agreement with City. See Note 1.



Jose and will eventually link with the San Francisco Bay Trail.

MAJOR ISSUES

Significant issues pertaining to Campbell open space resources are as follows:

PARK STANDARD

The National Park, Recreation and Open Space Standard for neighborhood and community parks is 5 acres per 1000 persons. The City's open space standard is 4 acres per 1000 persons. The 4 acre per 1000 standard is comprised of two components — 3 acres will be parklands and the remaining acre will be usable open space on school sites. Campbell has established a lower parkland standard given that park funding is limited and that the City has little vacant land which makes acquisition of private sites extremely difficult.

With the 4 acre per 1000 persons standard, the City currently needs to obtain 21 acres of parkland to meet the standard. The parkland need would increase to 28 acres at build-out if no new facilities are provided.

FUNDING FOR OPEN SPACE

City Funds

The Planning Department projects that about 870 dwelling units will be built in the City during the period of 1991 through 1996. Park

Dedication Fees collected for those units will produce an esti-



OPEN SPACE ELEMENT

Table 4 -- Park Fees Projection

LOCATION	YEAR			SUBTOTAL
	91-92	93-94	95-96	
Infill	50	50	50	150
U-Save Rockery	207	207		414
SOCA			108	108
NOCA		50	50	100
Lincoln Court		68		68
Sunnyoaks		28		28
TOTAL UNITS	257	403	208	868
FEE PER UNIT	\$4,548	\$4,548	\$4,548	
PROJECTED FEES	1,169,000	\$1,833,000	\$946,000	\$3,948,000

NOTES:

1. Assumes 4% fee increase per year due to rising land costs.
2. Rounded to the nearest 1,000

ated \$3.9 million for acquisition and improvement of park facilities (see Table 4) in addition to the \$400,000 which exists in the fund.

Table 5 lists costs for developing and maintaining neighborhood and community parks. Neighborhood and community parks cost approximately \$975,000 per acre to acquire and construct; thus, the \$4.3 million in fees would yield only four acres of new neighborhood parks.

The City's limited open space funds can be stretched by acquiring surplus public school lands under the provisions of the Naylor Act, as they become available. Under Naylor, the City may purchase the school

Table 5 -- Park Costs

Costs (per acre)	Neighborhood Park	Community Park
Land Acquisition	\$875,000	\$875,000
Construction	\$83,000	\$116,000
Subtotal	\$958,000	\$991,000
Maintenance (per year)*	\$12,100	\$15,200

* Assumes existing level of service

lands not occupied by buildings at approximately 25% of market value. This would reduce neighborhood park acquisition and development costs to \$302,000 per acre which could provide up to 14 acres of parks. The actual cost of converting former school sites to neighborhood parks may be lower than estimated if the City is able to renovate rather than reconstruct the facilities.

The City can also consider a number of additional funding mechanisms to supplement the Park Dedication Fee funds:

- Redevelopment Tax Increment Funds for open space within a redevelopment project area.
- General Fund monies.
- General obligation bonds.
- Special taxes
- General taxes, such as a utility tax

Park Financing Plan

Implementation of the 4 acre per 1000 persons standard will require a substantial financial commitment. As previously cited, the standard will require 28 additional acres of parkland at build-out at a market-rate cost of approximately \$27.3 million. Build-out of the City will produce up to \$6 million in Park Dedication Fees in 1990 dollars; thus, an additional \$21 million is needed.

Purchase of surplus school sites through the Naylor Act can significantly reduce the cost of meeting the park standard. For example, if the City is able to purchase 15 acres of surplus schools for parklands, the cost of meeting the park standard is reduced to \$17.2 million. The park costs can further be reduced by utilizing joint use agreements and/or joint development projects with other entities and by obtaining state and federal grant funds, when available.

Given these costs, Implementation Measure 1.11 requires that the City adopt a Park Financing Plan. The plan must address how the City will finance the additional 28 acres of parklands and will establish timelines for implementation of the 4 acre per 1000 persons standard. The Financing Plan will work hand-in-hand with the disposition agreement (Implementation Measure 1.2) and Surplus School Property Plan (Implementation Measure 1.10).

Non-City Funds

Campbell has been able to obtain State grant and bond money in the past to pay for park and open space projects. While it is difficult to predict when those funds will be available, the City should continue to utilize such sources when possible.

Another potential resource is the proposed Santa Clara County Open Space Authority (SCCOSA) which will be considered by voters in November 1990. SCCOSA would encompass all areas of Santa Clara County which are not included in the Mid-Peninsula Open Space District, except for the City of Gilroy. If approved, the authority will levy a \$25 per parcel tax to pay for open space facilities. Eighty percent of the funds collected from Campbell parcels would be spent within the City, totaling approximately \$300,000 per year. However, the SCCOSA Governing Board would control use of these funds, not the City.

SCHOOL SITES

School sites located in Campbell contain approximately 68 acres of usable open space. The surrounding neighborhoods and youth sports groups have traditionally relied upon the sites for neigh-



Table 6 -- Neighborhood Analysis

NO.	NEIGHBORHOOD	1990 POPULATION	PROJECTED POPULATION @ BUILDOUT	EXISTING PARKS (AC.) (1)	PARK NEED (AC.) (2)	SCHOOL AREA (AC.) (3)	TOTAL OPEN SPACE W/ SCHOOLS (4)	PARK NEED W/ SCHOOLS (AC.) (5)
1	RINCON/BUDD	3788	3817	24.0	-17.4	6.1	30.1	-19.7
2	LOVELL	1549	1586	0.0	2.7	0.0	0.0	4.3
3	HZLWD/SNNYOAKS	4043	4043	0.0	7.0	5.8	5.8	5.2
4	DELL	0	0	0.0	0.0	0.0	0.0	0.0
5	WHITE OAKS	1402	1486	0.0	2.6	0.0	0.0	4.1
6	UNION	3384	3505	0.0	6.1	0.0	0.0	9.6
7	CAPRI/POLLARD	1712	1715	0.0	3.0	4.3	4.3	0.4
8	SAN TOMAS	2014	2237	0.0	3.9	23.0	23.0	-16.9
9	FOREST HILL	1970	2164	0.0	3.7	8.0	8.0	-2.1
10	BAKER	390	390	0.0	0.7	0.0	0.0	1.1
11	ROSEMARY	391	391	0.0	0.7	8.0	8.0	-6.9
12	MAYWOOD	631	631	0.0	1.1	0.0	0.0	1.7
13	SHADYACRES	1255	1255	0.0	2.2	0.0	0.0	3.4
14	PAGE	293	293	0.0	0.5	0.0	0.0	0.8
15	DOWNTOWN	2171	2979	0.2	5.0	0.0	0.2	7.9 *
16	WEST LATIMER	3689	3695	0.0	6.4	6.3	6.3	3.8
17	DOVER/LEIGH	2520	2520	0.0	4.4	6.3	6.3	0.6
18	MILTON	1760	1760	11.2	-8.2	0.0	11.2	-6.4
19	PAYNE	679	679	0.0	1.2	0.0	0.0	1.9
20	PRUNEYARD	169	169	0.0	0.3	0.0	0.0	0.5
21	CHERRY LANE	986	986	0.2	1.5	0.0	0.2	2.5
22	LOS RANCHITOS	853	853	0.0	1.5	0.0	0.0	2.3
23	DILLON /CAMDEN	352	1315	2.5	-0.2	0.0	2.5	1.1
TOTALS		36,001	38,466	38.1	28.4	67.8	105.9	-0.9

NOTES:

1. Includes neighborhood and community parks.
2. Based on 1.73 acres of community and neighborhood open space per 1000 persons and the existing 1.27 acres per 1000 persons of regional open space. Assumes existing community and regional parks remain.
3. Usable open space of school grounds.
4. Includes usable open space on neighborhood and community parks and school sites.
5. Shows additional open space necessary beyond existing parks and school facilities to meet open space demand at build-out.
6. Based on 2.73 acres of community and neighborhood open space per 1000 persons and the existing 1.27 acres per 1000 persons of regional open space. Assumes existing community and regional parks remain.
6. See Appendix C for map of neighborhood areas.

* Much of the Downtown area is within walking distance of the Community Center or Campbell Park.

neighborhood open space facilities. School districts in the region have recently been faced with financial problems stemming from reduced resources and aging facilities in need of major repairs. Districts have frequently sold or leased sites to generate additional revenues for its facilities and educational programs.

It is likely that the Campbell Union School District will dispose of surplus school sites in the near future. Given the importance



of these sites, this element directs the City to pursue agreements with local school districts on the disposition of surplus school properties (Implementation Measure 1.2). The agreement may contain stipulations on the timing and amount of acreage to be disposed. The City may also work with school districts to increase the usability of school sites for public open space purposes with joint maintenance or joint use agreements.

In order to purchase sites a discounted prices, the Naylor Act requires that the City

adopt a Surplus School Facility Plan that specifies the sites the City desires to purchase (Implementation Measure 1.10). The plan must be adopted before the City can exercise its Naylor rights.

DISTRIBUTION OF PARKS

Ideally, all residents of Campbell should have access to a park facility within a reasonable walking distance of their home. The City's policy is to strive to provide a park within a one-quarter to one-half mile (a 10-15 minute walk) of all residents.

Currently, many areas rely on schools for neighborhood open space. Table 6 shows the open space need for each area of Campbell based on the 4 acres per 1000 persons standard; open space need is listed both with and without school facilities. As the table shows, the Union Avenue area has the highest need for neighborhood parks. In addition, many areas, particularly Hazelwood, Dover, and West Latimer, would be critically affected by loss of school facilities. Further, several youth sports groups utilize school grounds for practice and game fields.

It is important to keep in mind that the neighborhood analysis shown in Table 6 is only one of the criteria that should be used when prioritizing neighborhood park needs. Other criteria can include the aforementioned walking distance policy, the community's open space and recreation needs, and site availability (see Implementation Measure 1.1). For example, the Neighborhood Analysis (Table 6) identifies the Downtown neighborhood as a high need area. Much of the neighborhood, however, is within walking distance of the Campbell Community Center or Campbell Park. Thus, a variety of factors must be examined when

establishing acquisition priorities.

OPEN SPACE IN NEW DEVELOPMENTS

New development can create significant demands on the City's currently limited open space facilities. Multiple family development often have limited open space areas within the project, while single family homes are becoming much larger, leaving less yard area. Goal 2 establishes policies and implementation measures which will ensure that new development has ample private open space to avoid disproportionate impacts on public open space.

MAINTENANCE COSTS

Beyond construction and acquisition costs, new parks also increase maintenance costs. Maintenance costs for neighborhood and community parks based on current funding levels are \$12,000 and \$15,000 per acre, respectively. These figures do not include the need for additional maintenance staff, nor existing unfunded needs. Prior to providing new open space facilities, the City must ensure that adequate funds will be available for maintenance.



GOALS, POLICIES & IMPLEMENTATION MEASURES

GOAL 1 Provide a range of public open space and recreational opportunities for all city residents.

Policies

- 1.1 Prioritization
Prioritize acquisition and development of open space sites in neighborhoods which are deficient in open space acreage.
- 1.2 Active & Passive Open Space
Provide active and passive open space and recreational facilities consistent with all community needs.
- 1.3 Access Standard
Strive to provide park facilities within a one-quarter to one-half mile radius of all City residents.
- 1.4 Efficient Utilization
Ensure efficient utilization of open space and recreational facilities.
- 1.5 Maintenance
Ensure that City resources will be available to operate and maintain open space and recreational sites prior to their acquisition or improvement.
- 1.6 Variety of Techniques
Utilize a variety of techniques to increase, preserve, or maintain open space facilities such as transfer of development rights, density bonuses, transfer of Naylor Act rights, and accumulation of Naylor Act rights.



Implementation Measures

- 1.1 Criteria for Acquisition
Develop criteria to base City open space acquisition and development decisions. The criteria shall be consistent with these goals and policies. Criteria may include the following:
 - neighborhood open space need
 - walking distance to open space
 - visibility to the public
 - access
 - site security
 - optimization of existing resources
 - maintenance costs
 - availability for purchase or development
 - service to Campbell residents
 - financial feasibility
 - support for existing youth sports groups
 - partnership opportunities with other agencies or organizations
- 1.2 Disposition Agreements
Pursue an agreement with local school districts regarding disposition of school sites. The agreement can include provisions on the location and timing of sites to be disposed. The City will investigate the feasibility of granting transfers of development rights and/or density bonuses to obtain open space facilities.

Policies (Continued)

- 1.7 Visibility
Open space sites should be designed to provide clear visibility into the facility for neighbors and police to minimize security problems.
- 1.8 Campbell Residents & Employees
Allow citizens who live or work in Campbell priority in use of City facilities.
- 1.9 Youth Sports
Support the continuing operation of existing non-profit, youth sports groups, to the maximum extent possible.
- 1.10 Park Standard
Strive to provide four acres of parklands per 1,000 residents.
- 1.11 Naylor Act
Exercise the City's Naylor Act rights along with joint use and development agreements with school districts to maximize the open space available to Campbell residents.
- 1.12 Work with School Districts
Cooperate with affected school districts to optimize the provision of open space on school sites identified for sale or lease, while considering the needs of the City and school districts.
- 1.13 Regional Open Space
Support efforts to provide regional open space and to improve access to regional facilities for Campbell residents.

Implementation Measures (Continued)

- 1.3 Maintenance & Use Agreements
Enter into maintenance and use agreements with private groups and/or other public agencies to increase the usability of lands for public parks and open space purposes.
- 1.4 Needs Assessment
Conduct an assessment of the City's open space and recreational needs. The assessment shall provide information for the Park and Recreation Commission on the types of facilities that should be provided within the City's open space sites. The Commission shall use the assessment to guide operations, acquisition, and improvement of new and existing parks. The assessment shall be conducted at least once every five years.
- 1.5 Percolation Ponds
Pursue joint use agreements with the Santa Clara Valley Water District for use of District facilities such as percolation pond facilities for usable open space.
- 1.6 Relocation of Sports Groups
Cooperate with the school district in the relocation of existing organized youth sports groups when they are displaced by the sale or development of sites, where the relocation involves a sports group primarily comprised of Campbell residents and where it will meet the open space needs of Campbell residents.



Policies (Continued)

1.14 Public Lands

Utilize appropriately located surplus public agency lands for open space, as they become available.

Implementation Measures (Continued)

1.7 Acquisition Program

Adopt an open space acquisition program which establishes neighborhoods with a high priority for acquisition of open space. The City shall update the program as necessary to reflect the status of available sites.

1.8 Financing Plan

Adopt a Park Financing Plan which specifies the funding techniques the City will utilize to fulfill the 4 acres of parkland per 1000 persons standard. The plan shall specify the timing for the funding techniques and identify when the 4 acres per 1000 persons standard will be implemented. The techniques shall supplement the monies obtained through the Park Dedication Fee. The plan shall be consistent with the acquisition program (Implementation Measure 1.9) and with the Surplus School Property Plan (Implementation Measure 1.10). The Plan may include funding sources such as bonds, taxes, general fund monies, and tax increment funds.

1.9 Surplus School Property Plan

Adopt a Surplus School Property Plan designating the sites for which the City intends to exercise its Naylor Act rights. If the City intends to purchase a portion of a school site, the Plan shall specify the amount of land to be purchased and provide a general description of its location. The Plan shall be consistent with the Naylor Act (Education Code Section 39390 et seq.). The plan shall be modified as available sites change.



Implementation Measures (Continued)

1.10 New Development

Require that new development orient front entrances and/or living areas towards open space facilities.

1.11 Park Improvement Budget

Develop an annual and five year capital improvement budget for parks acquisition, development and improvement with the review of the Parks and Recreation Commission. The budget shall be incorporated into the Capital Improvement Program.

GOAL 2 Ensure that new development provides and/or contributes toward additional open space and recreational facilities.

Policies

2.1 Standards for Residential Projects

Establish standards for provision of private open space and recreational facilities in residential projects.

2.2 Single Family Lots

Ensure that adequate open space is maintained on single family lots.

2.3 Development Fees

Require that new residential development pay development fees to help fund acquisition and development of open space and recreational facilities.

2.4 Update Fees

Ensure that park development fees are periodically updated to accurately reflect costs and park development standards.

Implementation Measures

2.1 Attached Units Ordinance

Adopt a townhouse, condominium & apartment ordinance which contains minimum standards for private open space and recreation facilities based on the anticipated household size. The City should strive to maintain a consistent open space per person standard applicable to varying residential densities.

2.2 Single-Family Residential Standards

Review and update setback and open space standards contained within the R-1 (Single Family Residential) Ordinance and the Residential Setbacks and Open Space Ordinance.



Policies (Continued)

- 2.5 Non-residential Open Space
Require open space and/or recreational facilities in major non-residential projects.

Implementation Measures (Continued)

- 2.3 Update Fees
Update the City's park dedication fees annually to keep pace with park acquisition and development costs and demographic changes.
- 2.4 Non-residential Project Standards
Evaluate standards for the recreational and open space needs of employees in major non-residential developments and the appropriateness of a commercial park impact fee.

GOAL 3 Ensure that city streets function as open space assets in addition to their function as transportation corridors.

Policies

- 3.1 Street Trees
Provide street trees in and along City streets.
- 3.2 Medians
Consider construction of landscape medians on major City streets, where feasible.
- 3.3 Landscaped Areas
Provide significant landscape areas along major arterials.
- 3.4 Bike Facilities
Provide bike facilities in locations where bicyclists can be safely accommodated.

Implementation Measures

- 3.1 Landscape Guidelines
Prepare landscape guidelines for development along arterial streets to enhance aesthetics and visual open space. The guidelines shall include standards on landscape setbacks, plant materials, street trees, street furniture, and landscape themes.
- 3.2 Bicycle Facilities Plan
Prepare an updated bicycle facilities plan in conjunction with the revised Circulation Element.
- 3.3 Medians Master Plan
Develop a master plan for landscape medians on appropriate streets in conjunction with the revised Circulation Element.



Policies (Continued)

- 3.5 Pedestrians
Provide a safe and comfortable pedestrian environment along city streets.
- 3.6 Tree Planting
Encourage the planting of trees on city streets.

Implementation Measures (Continued)

- 3.4 Parkway Sidewalks
Require parkway sidewalks in conjunction with new development or rehabilitation projects along arterial streets, where appropriate.
- 3.5 Street Tree Preservation
Continue to enforce the City's street tree preservation ordinance.



APPENDICES



Appendix A -- Relationship of Other Elements

State open space element laws (Government Code Sections 65560-65570) requires that the element address four major types of open space. In the Campbell General Plan, policies pertaining to open space, as defined by the State, are contained in several different elements. This chart identifies where each open space element requirement is met.

	REQUIREMENT	ELEMENT(S)
1.	Open space for the preservation of natural resources	Conservation
2.	Open space used for production of resources	Conservation
3.	Open space for outdoor recreation	Open Space
4.	Open space for public safety	Safety, Conservation
5.	Open space action programs	Open Space



Appendix B -- Implementation Status of 1978 Element

POLICY	IMPLEMENTED	PARTIALLY IMPLEMENTED	NOT IMPLEMENTED	COMMENTS
1. The City shall encourage the development and use of open space lands along Los Gatos Creek, Santa Clara County Flood Control drainage areas and percolation ponds, and public utility and railroad rights-of-way.	✓			- Completed 3 miles of the Los Gatos Creek Trail. - Provide maintenance and police services for the Trail.
2. The City shall investigate the possibility of acquiring school sites (including the high school) when they become available in areas that could be justified for park and open space purposes.	✓			- Campbell has acquired the 30.7 acre former Campbell High School site for use as the Community Center. - Hamilton School was only other site to become available.
3. The City shall strive to acquire land for park purposes adjacent to existing parks when it is feasible to do so.		✓		Agreement with School District for use of facilities next to John D. Morgan Park.
4. The City shall encourage and support tax relief for open space lands which are determined by the City to be priorities.			✓	
5. The City shall strive to provide four acres of parks per 1,000 persons.			✓	Current ratio is 2.1 acres of parks per 1,000 persons.



Appendix B -- Implementation Status of 1978 Element (Cont.)

POLICY	IMPLEMENTED	PARTIALLY IMPLEMENTED	NOT IMPLEMENTED	COMMENTS
6. The City shall continue to endorse the policies of Santa Clara County pertaining to parks and open space.	✓			
7. The City shall continue to seek alternative means of financing the acquisition and/or development of open space lands.	✓			• Support for Santa Clara County Open Space Authority. • Used Certificates of Participation for Community Center. • Used grant funds for Los Gatos Creek Trail and Community Center
8. The Parks and Recreation Commission shall hold a periodic review to determine where open space might be most useful and to establish priorities for acquisition.			✓	
9. The Capital Improvement Program shall continue to take into account the need for improving parcels which are indicated as having high priority as open space land and for acquiring parcels which are determined to have a high priority for acquisition.			✓	• Capital Improvement Program lists open space acquisition as an unfunded project



The map displays the City of Campbell with its neighborhood boundaries and city limits. The city is divided into 23 numbered neighborhoods. Key features include:

- City Limits:** Indicated by a dashed line.
- Neighborhood Boundary Lines:** Solid lines separating the 23 neighborhoods.
- Park Sites:** Marked with black circles. Labeled parks include Los Gatos Creek County Park, John D. Morgan, and Winchester.
- School Sites:** Marked with black squares. Labeled schools include Rosemary, Hamilton, Campbell Community Center, Civic Center, Orchard City, Gomes, Hazelwood, San Tomas, Capri, Parr, and Pollard.
- Geographical Features:** San Tomas Aquino Creek, Los Gatos Creek, and the San Tomas Aquino River.
- Highways:** Highway 85 (Hwy 85) and Highway 17 (Hwy 17).
- Scale and Orientation:** A scale bar shows 0, 1000, and 2000 feet. A north arrow points upwards.

City of Campbell



SITES	AREA		FACILITIES									AMENITIES				
	Gross Area (acres)	Usable Open Space (acres)	Football	Soccer	90 ft. Diamond	60 ft. Diamond	Play Areas	Tennis Courts	Hard Courts	Other Facilities	Organized Sports Groups	Parking Area	Park Building	Picnic Area	Passive Area	Reservable
PARK FACILITIES IN CAMPBELL																
Ainsley Park	0.1	0.1														
Campbell Community Center	30.7	11.2	1	2	1	2		6		G,S,R	CLL, WVYS, MYS, CPBL, City, CYF	✓	✓	✓	✓	f,p
Campbell Park	2.5	2.5					1			H				✓	✓	f,p
Gomes Park	0.1	0.1														
John Morgan Park	24	24		5	1	2	1	4		H,V,R	WVYS, MYS, CPBL, City	✓	✓	✓	✓	f,p
Los Gatos Creek County Park	9	9								R		✓		✓	✓	
Los Gatos Streamside Park	28	28								P				✓	✓	
Virginia Park	0.2	0.2													✓	
Subtotal	94.6	75.1	1	7	2	4	2	10				3	2	3	7	3
SCHOOLS SITES IN CAMPBELL																
Campbell Middle School (CUSD)	14.4	6.1		1			1	3	1			✓				f
Capri (CUSD)	9.5	4.3		1			1		1		WVYS, CBS	✓				f
Coventry (MSD)	11.2	6.3		1		1			1			✓				f
Dover (CUSD)	9.3	6.3		1			1		1			✓				f
Forest Hill (CUSD)	13	8		1		1	1		1		CBS	✓				f
Hazelwood (CUSD)	10	5.8		1			1	2	1		WVYS, CBS, CLL	✓				f
Rolling Hills Middle School (CUSD)	20	12.9		1	1		1		1		QLL, LGUS	✓				f
Rosemary (CUSD)	12	8				2	1		1		CLL, MYS, WVYS	✓				f
San Tomas (CUSD)	13.5	10.1		1		7	1		1		QLL	✓				f
Subtotal	112.9	67.8		9	2	11	9	5	9			9	4	5	9	21
TOTALS	207.5	171.3	1	23	4	15	20	16	16			19	6	8	16	24

ABBREVIATIONS

Organized Sports Groups

CBS	Campbell Bobby Sox
City	City of Campbell League
CLL	Campbell Little League
CPBL	Campbell-Moreland Pony/Colt Baseball League
CYF	Campbell/Saratoga Youth Football
LGYS	Los Gatos Youth Soccer
MYS	Metro/PAL Youth Soccer
QLL	Quito Little League
WVYS	West Valley Youth Soccer

Jurisdictions

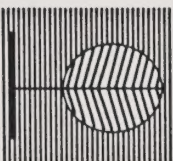
Cambrian S.D.	Cambrian School District
CUSD	Campbell Union School District
County	County of Santa Clara
MSD	Moreland School District

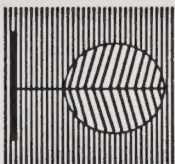
Amenities

f	Reservable Field
p	Reservable Picnic Area

Other Facilities

G	Gymnasium
H	Horseshoes
P	Par Course
R	Restrooms
S	Swimming Pool





SITES	AREA		FACILITIES					AMENITIES				
	Gross Area (acres)	Usable Open Space (acres)	Soccer	60 ft. Diamond	Play Areas	Tennis Courts	Hard Courts	Parking Area	Park Building	Picnic Area	Passive Area	Reservable
SCHOOLS OUTSIDE CAMPBELL												
Baker (MSD)	10.7	6	1	1	1		1	✓				f
Bucknall (MSD)	9.6	4.9	1	1	1		1	✓				f
Castlemont (CUSD)	11.2	6	1	2	1		1	✓				f
Castro Middle School (MSD)	21.6	16.7	1	1	1		1	✓				f
Farnham (Cambrian S.D.)	10.7	6.6	1	1	1		1	✓				f
Latimer (MSD)	8.9	4.5	1	1	1		1	✓				f
Payne (MSD)	10.3	6.7	1	2	1		1	✓				f
Subtotal	83	51.4	7	9	7		7	7				7
PARKS OUTSIDE CAMPBELL												
Marijane Hammann (San Jose)	9.2	9.2		1	1	3			1	1	1	f,p
San Tomas Park (San Jose)	4.8	4.8			1				1	1	1	p
Subtotal	14	14		1	2	3	2		2	2	2	2
TOTALS	97	65.4	7	10	9	3	9	7	2	2	2	9

ABBREVIATIONS**Organized Sports Groups**

CBS	Campbell Bobby Sox
City	City of Campbell League
CLL	Campbell Little League
CPBL	Campbell-Moreland Pony/Colt Baseball League
CYF	Campbell/Saratoga Youth Football
LGYS	Los Gatos Youth Soccer
MYS	Metro/PAL Youth Soccer
QLL	Quito Little League
WVYS	West Valley Youth Soccer

Jurisdictions

Cambrian S.D.	Cambrian School District
CUSD	Campbell Union School District
County	County of Santa Clara
MSD	Moreland School District

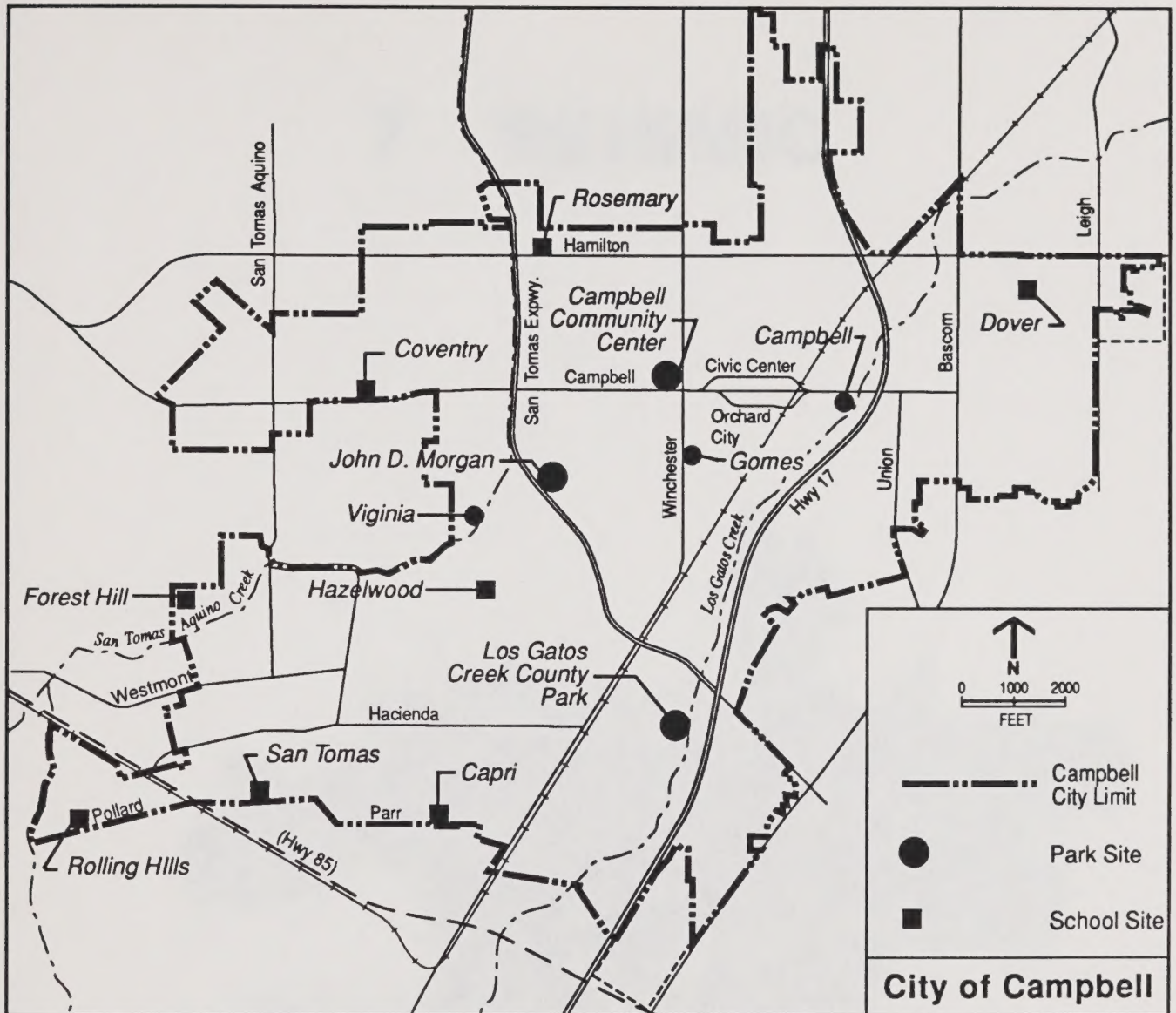
Amenities

f	Reservable Field
p	Reservable Picnic Area

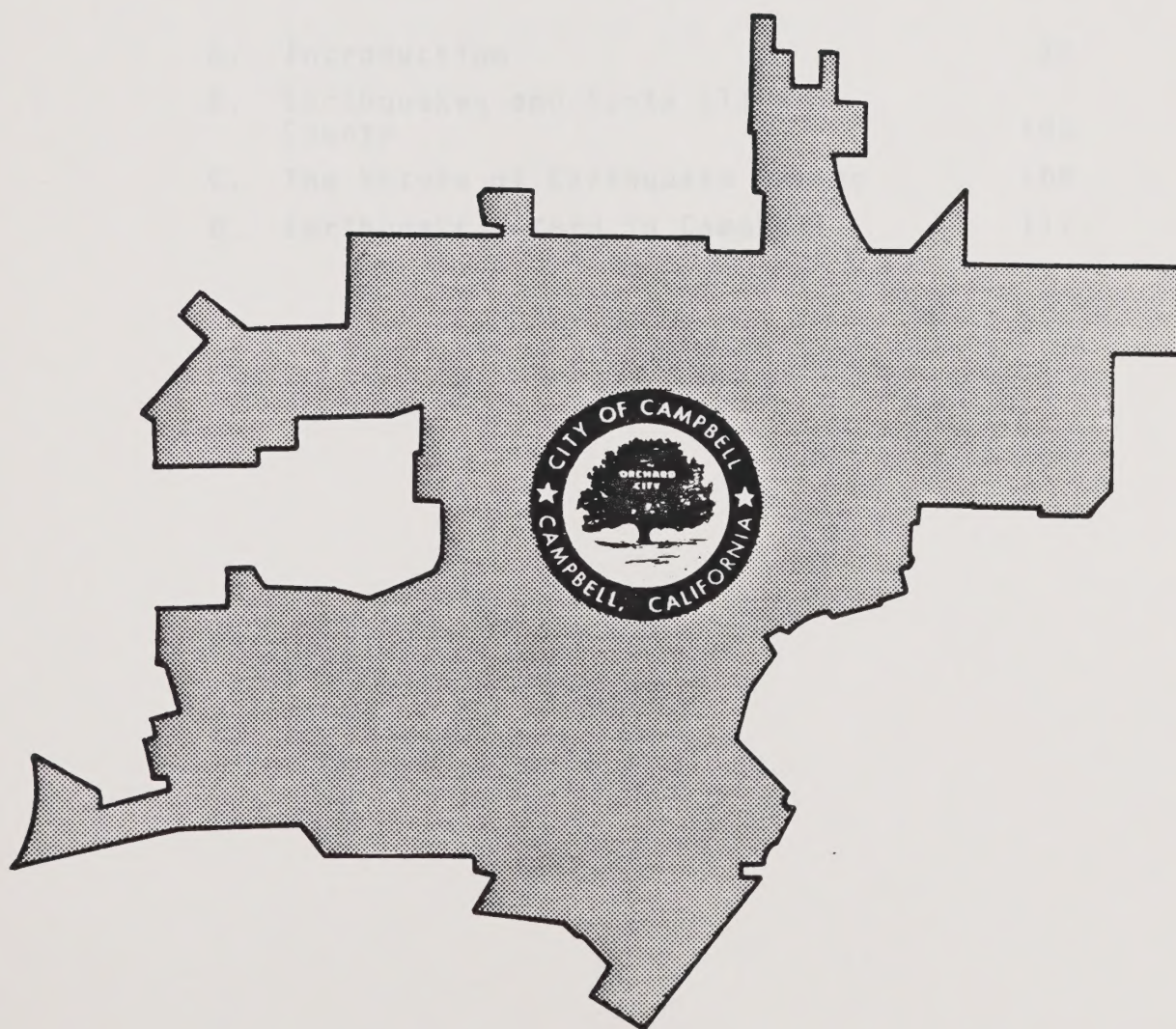
Other Facilities

G	Gymnasium
H	Horseshoes
P	Par Course
R	Restrooms
S	Swimming Pool

Appendix E -- Location Map



7 SEISMIC



ADOPTED OCTOBER 14, 1975

SEISMIC ELEMENT

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I. GOALS/OBJECTIVES AND POLICY IMPLEMENTATION

A. Goals/Objectives

1. To reduce the potential seismic hazards to life and property to the greatest extent practicable.
2. To assure that new development are designed to withstand earthquake shock insofar as possible.
3. To assess existing structures for their potential hazard in the event of an earthquake.

B. POLICY IMPLEMENTATION MATRIX

SEISMIC ELEMENT POLICIES

DEPARTMENT/AGENCY RESPONSIBLE FOR IMPLEMENTATION

GOALS

1. TO REDUCE POTENTIAL HAZARDS. SEISMIC

2. TO ASSURE EARTH-QUAKE RESISTANT NEW DEVELOPMENT

3. TO ASSESS EXISTING STRUCTURES FOR HAZARD

- | | | | | | | | | |
|--|---------------------------------------|---|---|---|--|--|--|--|
| 1. The level of acceptable exposure to risk for new or redeveloped structures shall be based on Table XIV , which is based upon the findings of the Joint Committee on Seismic Safety's Report. | Building | X | X | X | | | | |
| 2. Environmental impact reports shall take potential earthquake hazard into consideration. | Planning | X | X | X | | | | |
| 3. The City shall investigate the possibility of using funds disbursed for housing rehabilitation under the Housing and Community Development Act of 1974 to repair buildings so as to be more earthquake safe. | Housing & Community Development (HCD) | X | | X | | | | |
| 4. Projects in the Relative Seismicity Zone D1-2 (Map 9) shall require detailed geotechnical studies where necessary. Normally this will be required only if the property includes vertical cliffs, such as along stream channels. | Planning
Building | X | X | | | | | |
| 5. The City endorses the "Earthquake Response Operations Guide" which is available in the Planning Department. | City Council | X | | | | | | |

APPENDIX

II. SEISMIC ELEMENT BACKGROUND

A. Introduction

The State of California requires a Seismic Safety Element to the General Plan in order that seismic safety considerations play a major role in establishing urban development policies and in determining future land use patterns. According to the State guidelines, the objective of the Seismic Element is to reduce loss of life, injuries, damage to property, and economic and social dislocations resulting from earthquakes.

Basically, the City must:

1. Be aware of the seismic problems for its jurisdiction;
2. Take steps necessary to minimize the effects of an earthquake; and
3. Take the steps necessary to react to the community's needs following an earthquake.

In the latter, one can see that the Seismic Element is very closely related to the Safety Element which is also required by State law.

In adopting this Seismic Element, the City of Campbell is recognizing that a seismic hazard does exist for the entirety of its planning area. The goals and policies which are adopted in this element are intended to minimize the effects of such a disaster.

B. Earthquakes and Santa Clara County

It is not practical to limit a discussion of the earthquake hazard affecting Campbell to Campbell per se. Instead, since an earthquake usually affects a relatively large area, it makes sense to consider the area or region

in which Campbell is located. In addition, it is important to note that proximity to the earthquake fault is not necessarily synonymous with maximum damage during an earthquake. There have been several small earthquakes centered just south of Campbell - in Los Gatos - which did no appreciable damage. On the other hand, the epicenter of the 1906 earthquake was actually north of San Francisco, and it did considerable damage in the Santa Clara Valley.

Earthquakes are not new to the Santa Clara Valley. The Valley itself is a product of a process known as "block-faulting", whereby one mass of rock moves vertically in relation to another. Exhibit B illustrates the movement necessary to form Santa Clara Valley. Over the years, finer material known as alluvium and colluvium has been deposited in the floor of the Valley. In Campbell, it is theorized that most of the debris was deposited in the form of alluvial fans since Pleistocene times (approximately 1 million years). The depth of this predominantly fine-grained material varies in depth from approximately 100 feet to over 500 feet in the Campbell area.

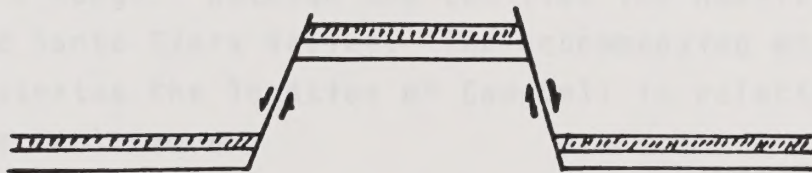


EXHIBIT B
Block - Faulting

The importance of the geologic history is pertinent to this discussion since the nature of the effects of an earthquake varies considerably depending on the nature of the soil material and the depth to bedrock. Generally, finer soil materials, and greater depth to bedrock, will lead to increased damage to surface structures in the event of an earthquake.

When people think of an earthquake, they generally envision the ground shaking. In fact, an earthquake can be defined as a sudden shaking of the ground which is caused principally by the abrupt release of slowly accumulated strain through the action of a sudden displacement of bedrock. This displacement takes place along a geologic feature which is known as a fault. A fault then, is the actual fracture in the earth's crust forming the boundary between rock masses that have moved relative to each other.

Santa Clara County is transected by two fault zones - the San Andreas and Calaveras, which in turn are two of the major branches of the San Andreas fault system. The San Andreas Fault zone is located in the Santa Cruz Mountains, the Calaveras Fault Zone is located in the Diablo Range. Between the two lies the heavily populated Santa Clara Valley. The accompanying map (Map 7 illustrates the location of Campbell in relation to these fault zones.

When discussing an earthquake, it is customary to assign it some value which is representative to its force. Careful distinction must be made between earthquake "magnitude" which is measured on the Richter scale and earthquake "intensity" which is measured on the Mercalli scale.



Physiographic map of Santa Clara County showing major fault zones.

MAP 7

Location of Campbell
in Relation to Major
Fault Zones

The Richter magnitude scale is a measure of the seismic energy radiated during an earthquake. The magnitude number is calculated using data obtained from seismograph records. The range of energy represented by the magnitude scale is extremely large; for instance, an increase of one magnitude number corresponds to about a 30-fold increase in energy. Thus, a magnitude 8.0 earthquake represents not twice the energy of a magnitude 4.0, but almost one million times the energy of a magnitude 4.0 earthquake.

On the other hand, the modified Mercalli intensity scale is an arbitrary rating of earthquake effects at any given location. On this scale, the intensity is shown by Roman numerals (I through XII) and is estimated from human reactions and from observations of ground shaking effects and other natural phenomena. The modified Mercalli scale is illustrated in Exhibit C.

The great earthquakes that caused the most intense and widespread damage are usually of a Richter rating of 8 and higher. It is reported that the largest earthquake ever recorded measured 8.7 on the Richter scale. California has apparently experienced at least three great earthquakes of 8.0 and higher in historic times. That is, between a period of a little longer than 200 years. Since 1836, some 25 earthquakes have been associated with utility service breakage along known active faults in California. During the same period, eight moderate to severe earthquakes have occurred on the San Andreas Fault. The most recent great earthquake in California occurred on the San Andreas Fault in the vicinity of San Francisco in 1906.

Since the Seismic Element must deal with contingency plans and procedures to be taken in the event of some

EARTHQUAKE SCALES
MODIFIED MERCALLI INTENSITY SCALE OF 1931¹ (1956 VERSION²)

Masonry A, B, C, D. To avoid ambiguity of language, the quality of masonry, brick, or otherwise, is specified by the following lettering:

- Masonry A.* Good workmanship, mortar, and design; reinforced, especially laterally, and bound together by using steel, concrete, etc.; designed to resist lateral forces.
- Masonry B.* Good workmanship, and mortar; reinforced, but not designed in detail to resist lateral forces.
- Masonry C.* Ordinary workmanship and mortar; no extreme weaknesses like failing to tie at corners, but neither reinforced nor designed against horizontal forces.
- Masonry D.* Weak materials, such as adobe; poor mortar; low standards of workmanship; weak horizontally.

-
- I. Not felt. Marginal and long-period effects of large earthquake.
-
- II. Felt by persons at rest, on upper floors, or favorably placed.
-
- III. Felt indoors. Hanging objects swing. Vibration like passing of light trucks. Duration estimated. May not be recognized as an earthquake.
-
- IV. Hanging objects swing. Vibration like passing of heavy trucks; or sensation of a jolt like a heavy ball striking the walls. Standing motor cars rock. Windows, dishes, door rattle. Glass clink. Crockery clashes. In the upper range of IV wooden walls and frame creak.
-
- V. Felt outdoors; direction estimated. Sleepers wakened. Liquids disturbed, some spilled. Small unstable objects displaced or upset. Doors swing, close, open. Shutters, pictures move. Pendulum clocks stop, start, change rate.
-
- VI. Felt by all. Many frightened and run outdoors. Persons walk unsteadily. Windows, dishes, glassware broken. Knickknacks, books, etc. off shelves. Pictures off walls. Furniture moved or overturned. Weak plaster and masonry D cracked. Small bells ring (church, school). Trees, bushes shaken visibly, or heard to rustle.
-
- VII. Difficult to stand. Noticed by drivers of motor cars. Hanging objects quiver. Furniture broken. Damage to masonry D, including cracks. Weak chimneys broken at roof line. Fall of plaster, loose bricks, stones, tiles, cornices also unbraced parapets and architectural ornaments. Some cracks in masonry C. Waves on ponds; water turbid with mud. Small slides and caving in along sand or gravel banks. Large bells ring. Concrete irrigation ditches damaged.
-
- VIII. Steering of motor cars affected. Damage to masonry C; partial collapse. Some damage to masonry B; none to masonry A. Fall of stucco and some masonry walls. Twisting, fall of chimneys, factory stacks, monuments, towers, elevated tanks. Frame houses moved on foundations if not bolted down; loose panel walls thrown out. Decayed piling broken off. Branches broken from trees. Changes in flow or temperature of springs and wells. Cracks in wet ground and on steep slopes.
-
- IX. General panic. Masonry D destroyed; masonry C heavily damaged, sometimes with complete collapse; masonry B seriously damaged. General damage to foundations. Frame structures, if not bolted, shifted off foundations. Frames racked. Serious damage to reservoirs. Underground pipes broken. Conspicuous cracks in ground. In alluviated areas sand and mud ejected, earthquake fountains, sand craters.
-
- X. Most masonry and frame structures destroyed with their foundations. Some well-built wood structures and bridges destroyed. Serious damage to dams, dikes, embankments. Large landslides. Water thrown on banks of canals, rivers, lakes, etc. Sand and mud shifted horizontally on beaches and flat land. Rails bent slightly.
-
- XI. Rails bent greatly. Underground pipelines completely out of service.
-
- XII. Damage nearly total. Large rock masses displaced. Lines of sight and level distorted. Objects thrown into the air.
-

¹Original 1931 version in Wood, H. O., and Neumann, F., 1931 Modified Mercalli Intensity Scale of 1931: Seismological Society of America, v. 53, no. 5, p. 979-987.

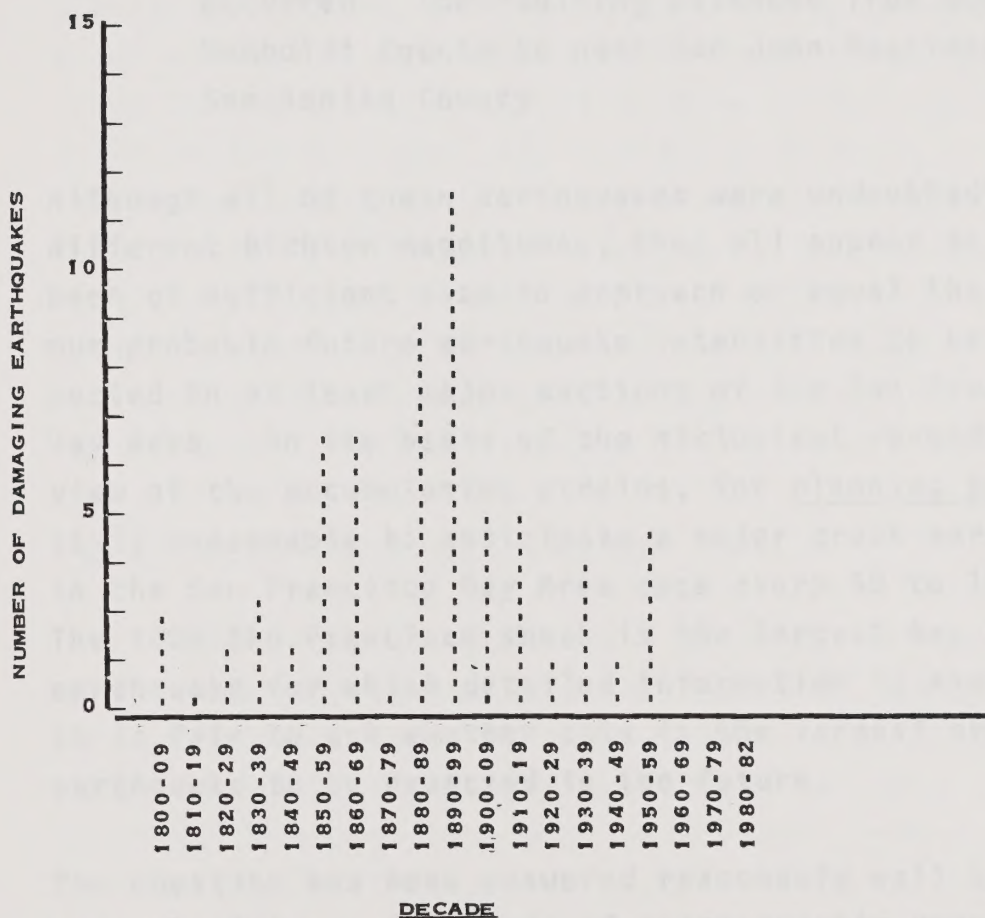
²1956 version prepared by Charles F. Richter, in Elementary Seismology, 1958, p. 137-138, W. H. Freeman & Co.

future earthquake, it is helpful to have at least some basic understanding of the frequency of damaging earthquakes in the past. As a first step towards formulating policy, it is necessary to evaluate the potential frequency of damaging earthquakes in the area. Strictly speaking, it is not now possible to predict earthquakes accurately as to time, place and severity. Prediction is, however, a distinct future possibility. The Federal Government is both proposing and receiving elaborate plans that may some day produce a well-founded method for earthquake prediction.

Table XIII shows the time distribution of damaging earthquakes in the San Francisco area, plus those in adjacent counties. The information presented in Table XIII indicates an increasing seismicity prior to the San Francisco 1906 shock. There is no similar evidence of increasing seismicity today. At present, data from the compilation such as that shown in Table XIII can only indicate that the region is earthquake active.

It is more pertinent to study the occurrence of great earthquakes than of the more frequent, moderate shocks because the great earthquake defines the full scope of seismic risk. The historical record has five entries generally accepted to be the largest known shocks in the Bay Area. These are as follows:

1. June 10, 1886, on the Hayward Fault. At 7:30 a.m. cracks and fissures opened up along this fault from San Pablo to Mission San Jose.
2. June 18, 1838, probably on the San Andreas Fault. A fissure was described as extending from near San Francisco to near Santa Clara.
3. October 8, 1865, probably on the San Andreas Fault. Considerable damage occurred in San



DISTRIBUTION OF DAMAGING EARTHQUAKES
SAN FRANCISCO BAY AREA

TABLE XIII

Francisco. The earthquake presumably had its epi-center on the San Andreas Fault in the Santa Cruz Mountains.

4. October 21, 1868, on the Hayward Fault. At 7:53 a.m. cracks and fissures from this earthquake formed from about San Leandro to about Warm Springs. Very heavy damage occurred in the town of Hayward where there was also extensive damage in sections of San Francisco.

5. April 18, 1906, on the San Andreas Fault. At 5:13 a.m. the well-known San Francisco shock occurred. The faulting extended from southern Humboldt County to near San Juan Bautista in San Benito County.

Although all of these earthquakes were undoubtedly of different Richter magnitudes, they all appear to have been of sufficient size to approach or equal the maximum probable future earthquake intensities to be expected in at least major sections of the San Francisco Bay Area. On the basis of the historical record and in view of the accumulating strains, for planning purposes it is reasonable to anticipate a major great earthquake in the San Francisco Bay Area once every 60 to 100 years. The 1906 San Francisco shock is the largest Bay Area earthquake for which detailed information is available. It is fair to ask whether this is the largest credible earthquake to be expected in the future.

The question has been answered reasonably well by seismologists on the basis of seismographic records from which earthquake magnitudes have been determined. The largest earthquakes in the world recorded by seismographs for over half a century have not been much greater in magnitude than the 1906 San Francisco shock. Therefore, the forces generated by the 1906 San Francisco earthquake

appear to be a reasonable upper limit. The duration of the damaging intensities, however, may be substantially longer than that experienced in 1906, which is estimated to have been from 40 to possibly 60 seconds.

Experience from the 1964 Alaskan earthquake shows that the duration of damaging intensities in Anchorage was probably three times as long as that in San Francisco's 1906 earthquake.

Another study indicates that recurrence of great earthquakes such as the 1906 earthquake can be expected to occur along the San Andreas Fault Zone in the San Francisco Bay Area every 50 to 100 years. Thus, another great earthquake that will affect Santa Clara County can be anticipated any time within the next several decades. As indicated earlier, it is not possible at this time to predict when the next great earthquake will occur, however, it is important to note that seismologists and geologists are unanimous in expressing that at some future time a damaging earthquake will occur in the area.

C. The Nature of Earthquake Damage

Earthquake losses in California through the remainder of this century, assuming that additional significant counter measures are not taken, have recently been estimated at approximately 20 billion dollars. Estimates of potential loss of life for this period range well up into the thousands. Most of this loss is preventable.

1. Physical Earthquake Damage

The most widespread effect of an earthquake is ground shaking. This is also usually, but not always, the greatest cause of damage. Structures of all types, including engineering structures,

and public utility facilities, if inadequately constructed or designed to withstand the shaking force, may suffer severe damage or collapse. The vast majority of deaths during earthquakes are the result of structural failure due to ground shaking. Most such deaths are preventable, even with present knowledge. New construction can, and should be designed and built to withstand probable shaking without collapse. The greatest existing hazard in the State is the continuing use of tens of thousands of older structures incapable of withstanding earthquake forces. Knowledge of earthquake resistant design and construction has increased greatly in recent years, though much remains to be learned.

The second effect of earthquakes is ground failure in the form of landslides, rock falls, subsidence and other surface and near surface ground movements. This is often the result of complete loss of strength of water saturated sub-surface foundation soils. This is termed liquefaction. Most such hazardous sites can either be avoided or stabilized if adequate geologic and soil investigations are utilized.

Another damaging effect of earthquakes is ground displacement or surface rupture along faults. Such displacement of the earth's crust may be vertical, horizontal, or both, and may offset the ground by as much as 30 feet. It is not economically feasible to design and build foundations of structures such as dams, buildings, bridges, etc. to remain intact across such zones. Fault zones subject to displacement are best avoided in construction. In addition, regional investi-

gation is necessary to the basic understanding of faults and the histories. Detailed site investigations are needed prior to the approval of construction in any suspected active fault zone. Utilities, roads, canals, and other linear features are particularly vulnerable to damage as a result of ground displacement.

Other damaging effects of earthquakes include tsunamis, which are seismic seawaves and are often called tidal waves, such as the one that struck Crescent City and other Coastal areas in 1964; and seiches, which are waves in lakes and reservoirs due to tilting or displacement of the bottom or margin. The failure of dams due to shaking, fault displacement or overtopping from seiches and massive landsliding into the reservoir can be particularly disastrous. Most modern dams are designed and constructed to be earthquake resistant; some older dams were not.

In addition to man-made dams, temporary dams may be created by earthquake triggered landslides. Such inadvertently created dams are certain to fail within a relatively short time.

2. Social and Economic Damage

Social and economic damage may exceed those of direct physical damage and destruction. These losses include such things as: medical disability and treatment; cost of litigation; loss or interruption of employment; wages, production and profit; educational interruptions; pain, physical discomfort, mental anguish and trauma; increases in public costs; loss of public revenue; and general social disruption.

D. Earthquake Hazard in Campbell

As indicated previously it is not possible to predict an earthquake at this time. However, it is possible to review the earthquake environment in Campbell and to identify areas which may receive the greatest damage due to ground failure. In 1974, the California Division of Mines, in cooperation with the County of Santa Clara, prepared a document titled "Potential Seismic Hazards in Santa Clara County, California" (Special Report 107). This document identifies the Relative Seismic Stability of areas throughout the County. The accompanying map (Map 8) illustrates the relative seismic stability for the Campbell area.

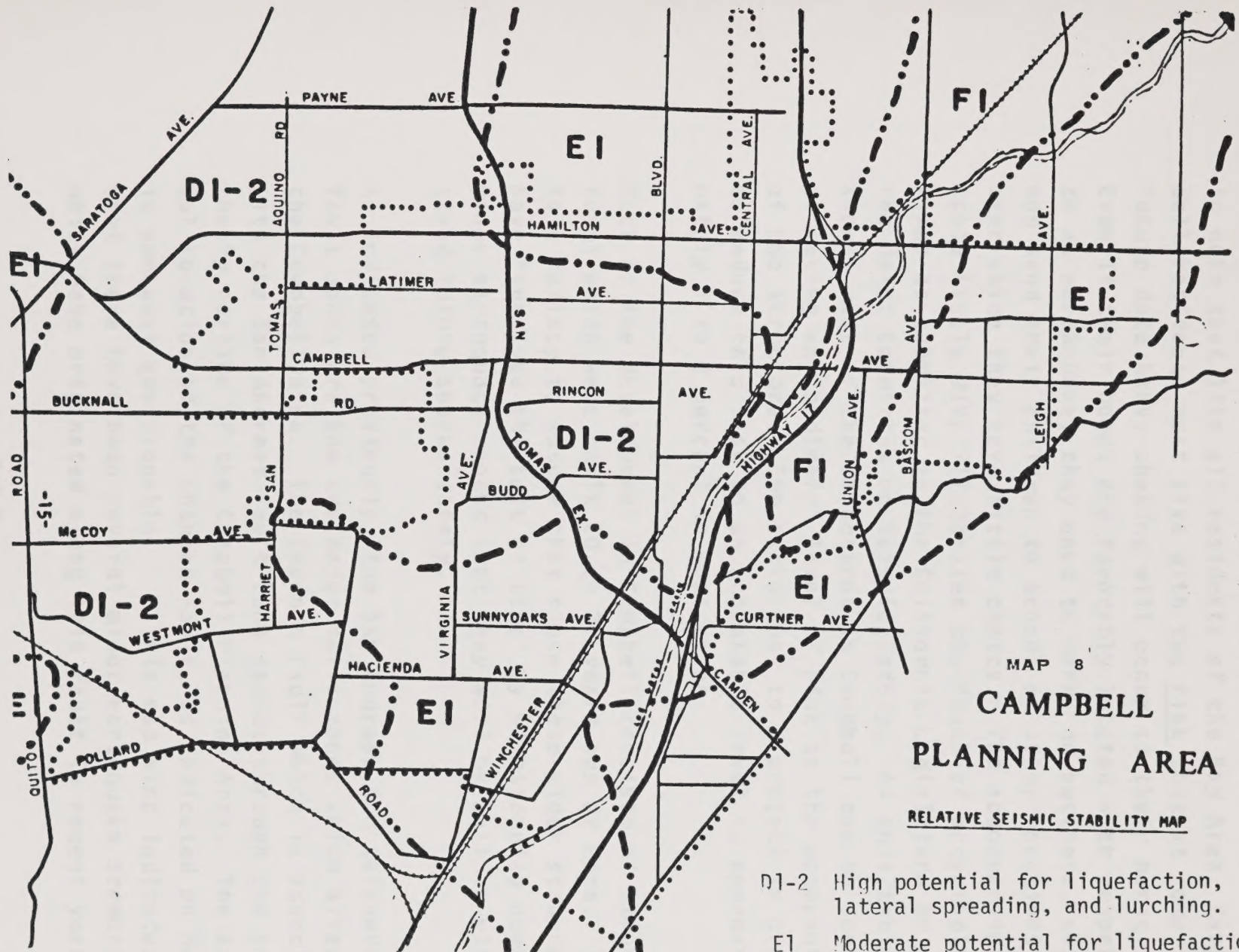
The primary potential geologic hazards in the areas designated as D1-2 include a high potential for liquefaction and associated forms of ground failure such as lateral spreading and lurching. A high liquefaction potential exists in Campbell where the water table is within 20 feet of the ground surface. Lateral spreading and lurching will most likely occur in areas adjacent to stream banks or other near vertical "free faces."

The primary potential hazards in the areas designated E1 include a moderate potential for liquefaction.

The primary potential hazards in the areas designated F1 include a low potential for both liquefaction and earthquake induced landslides.

Geologic site investigations should be required for both the D1-2 and E1 areas unless waived by the City.

In addition to the physical hazard of the earthquake itself, Campbell residents must also cope with structural hazards. It is the structural hazards over which



the City can assume some degree of control through effective goals and policy measures. It is important to note that like all residents of the Bay Area, Campbell residents must live with the risk that at some future date heavy shaking will occur to their homes. Even if their homes are favorably located with respect to an earthquake, they need to work, do business, shop and send their children to school at other locations over which they have little choice. The accompanying table (Table XIV) illustrates the level of acceptable risks as submitted to the California Legislature by the Joint Committee on Seismic Safety. As this table shows, most of the structures in Campbell can be seen as having an "ordinary" level of risk to the occupants of the structure. The extra cost to a project in order to reduce this risk to an acceptable level is approximately 1 to 2 percent in most cases.

Much of the development in Campbell consists of structures which were built 20 to 30 years ago or more. It is a fallacy to assume that since these older structures have "survived the test of time" by withstanding numerous minor earthquake shocks that they will be able to withstand future shocks safely.

As indicated previously, the San Andreas and Calaveras fault zones are the two major fault zones which affect the Campbell area. The Shannon Fault which is associated with the San Andreas Fault Zone passes through the southerly portion of the Campbell Planning Area. The actual location of the Shannon Fault, as indicated on Map 9, is somewhat questionable. This map also indicates that there have been several minor earthquake tremors which have originated along this fault in recent years.

- - -

TABLE XIV - A SCALE OF ACCEPTABLE RISKS

LEVEL OF ACCEPTABLE RISK	KINDS OF STRUCTURES	EXTRA PROJECT COST PROBABLY REQUIRED TO REDUCE RISK TO AN ACCEPTABLE LEVEL
1. Extremely low ¹	Structures whose continued functioning is critical, or whose failure might be catastrophic: nuclear reactors, large dams, power intertie systems, plants manufacturing or storing explosives or toxic materials.	No set percentage (whatever is required for maximum attainable safety).
2. Slightly higher than under level 1 ¹	Structures whose use is critically needed after a disaster: important utility centers; hospitals; fire, police and emergency communication facilities; fire stations; and critical transportation elements such as bridges and overpasses; also smaller dams.	5 to 25 percent of project cost ² .
3. Lowest possible risk to occupants of the structure ³	Structures of high occupancy, or whose use after a disaster would be particularly convenient: schools, churches, theaters, large hotels, and other high-rise buildings housing large numbers of people, other places normally attracting large concentrations of people, civic buildings such as fire stations, secondary utility structures, extremely large commercial enterprises, most roads, alternative or noncritical bridges and overpasses.	5 to 15 percent of project cost ⁴ .
4. An "ordinary" level of risk to occupants of the structure ^{3,5} .	The vast majority of structures: most commercial and industrial buildings, small hotels and apartment buildings, and single family residences.	1 to 2 percent of project cost, in most cases (2 to 10 percent of project cost in a minority of cases) ⁴ .

¹ Failure of a single structure may affect substantial populations.

² These additional percentages are based on the assumption that the base cost is the total cost of the building or other facility when ready for occupancy. In addition, it is assumed that the structure would have been designed and built in accordance with current California practice. Moreover, the estimated additional cost presumes that structures in this acceptable risk category are to embody sufficient safety to remain functional following an earthquake.

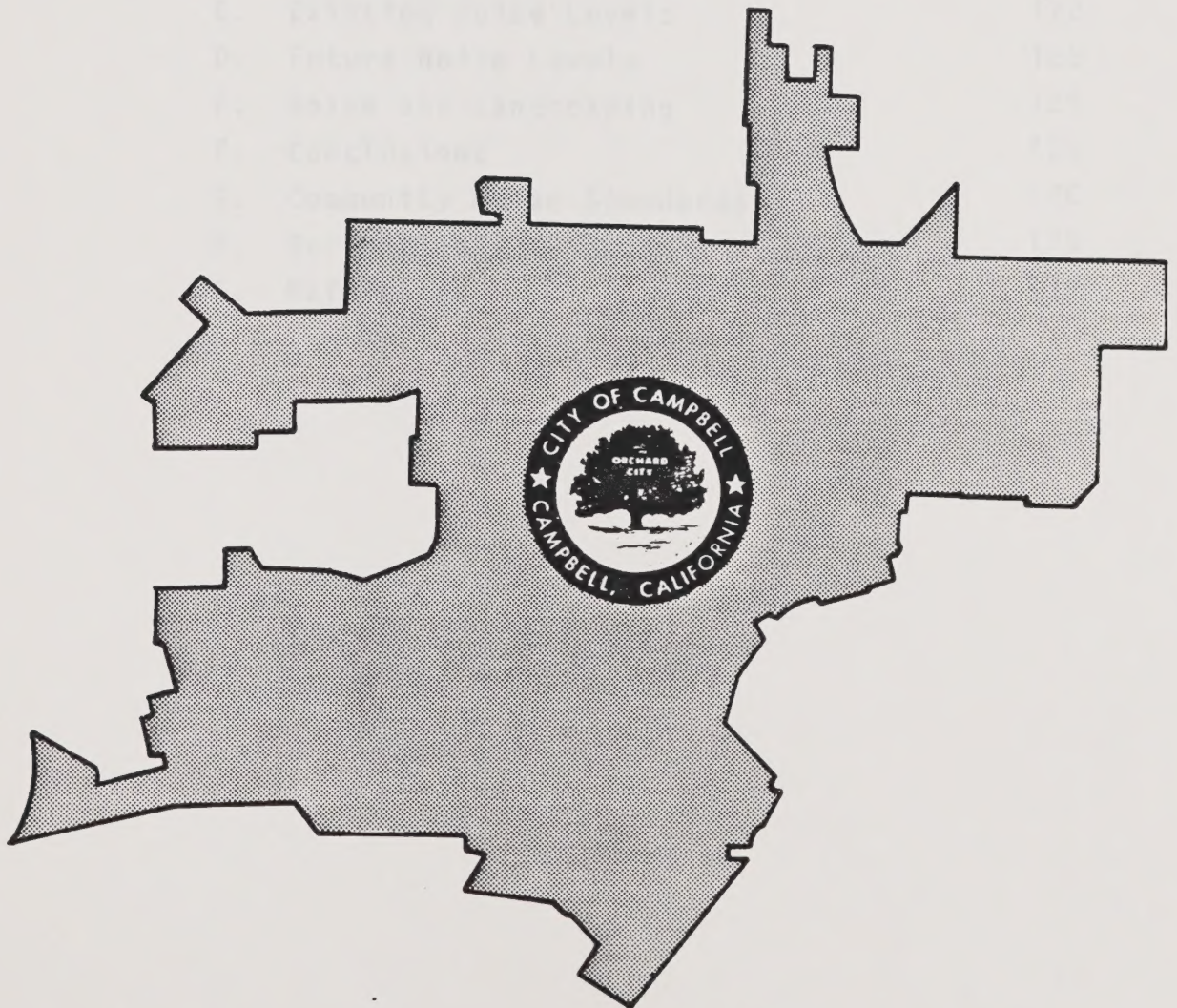
³ Failure of a single structure would affect primarily only the occupants.

⁴ These additional percentages are based on the assumption that the base cost is the total cost of the building or facility when ready for occupancy. In addition, it is assumed that the structures would have been designed and built in accordance with current California practice. Moreover the estimated additional cost presumes that structures in this acceptable-risk category are to be sufficiently safe to give reasonable assurance of preventing injury or loss of life during an earthquake, but otherwise not necessarily to remain functional.

⁵ "Ordinary risk": Resist minor earthquakes without damage; resist moderate earthquakes without structural damage, but with some non-structural damage; resist major earthquakes of the intensity or severity of the strongest experienced in California, without collapse, but with some structural as well as nonstructural damage. In most structures, it is expected that structural damage, even in a major earthquake, could be limited to repairable damage. (Structural Engineers Association of California).



8 NOISE



ADOPTED FEBRUARY 24, 1975

NOISE ELEMENT

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I. GOALS/OBJECTIVES AND POLICY IMPLEMENTATION

A. Goals/Objectives

1. To preserve and enhance the acoustical environment within the City.
2. To reduce the noise impact of major streets and freeways upon the community.
3. To protect residential neighborhoods from traffic noise and other noise generation sources.
4. To encourage noise attenuation devices wherever possible.
5. To assure that land uses are compatible in regards to noise generation and impact.

B. POLICY IMPLEMENTATION MATRIX

NOISE ELEMENT POLICIES	DEPARTMENT/AGENCY RESPONSIBLE FOR IMPLEMENTATION	GOALS				
		1. ENHANCE THE ACOUSTICAL ENVIRONMENT IN THE CITY.	2. REDUCE NOISE IMPACT FROM MAJOR STREETS.	3. PROTECT RESIDENTIAL NEIGHBORHOODS FROM NOISE.	4. ENCOURAGE NOISE ATTENUATION DEVICES.	5. ASSURE NOISE COMPATIBLE LAND USES.
1. The City shall develop and implement processes and procedures for achieving a desirable acoustical environment.	Planning	X	X	X	X	X
2. The City shall cooperate with other jurisdictions and government agencies in their efforts to plan, control, and attain the preservation of a quiet environment.	Planning City Manager	X	X			
3. Discourage the juxtaposition of land uses which are incompatible because of noise.	Planning	X		X		X
4. Strictly enforce the noise section of the State Motor Vehicle Code.	Police	X	X	X		
5. Enhance traffic flows to reduce high noise levels created by stop and go driving.	Public Works	X	X			
6. Protect residential neighborhoods from industrial and other noise producing uses through separation, sound walls, landscaping, and effective placement of buildings.	Planning	X		X	X	
7. Enforce regulations on keeping animals which can cause noise problems.	Police	X		X		X
8. Require that an Environmental Impact Report address noise considerations for any proposed project which would be substantially impacted by a noise source or which would impact other uses.	Planning	X	X	X		X

NOISE ELEMENT POLICIES		DEPARTMENT/AGENCY RESPONSIBLE FOR IMPLEMENTATION		GOALS				
				1. ENHANCE THE ACOUSTICAL ENVIRONMENT IN THE CITY.	2. REDUCE NOISE IMPACT FROM MAJOR STREETS.	3. PROTECT RESIDENTIAL NEIGHBORHOODS FROM NOISE.	4. ENCOURAGE RESIDENTIAL ATTENUATION DEVICES.	5. ASSURE NOISE COMPATIBLE LAND USES.
9.	The City shall continue to require solid masonry walls between residential and commercial/industrial uses.	Planning		X		X	X	
10.	Through site and architectural review, the City shall assure that buildings are designed and sited so as to minimize noise impacts.	Planning		X		X		X
11.	The City shall consider noise when reviewing other elements of the General Plan.	Planning		X			X	
12.	The City shall actively encourage the adherence to the noise standards as specified in the appendix of this noise element.	Planning Building		X	X			X
13.	Where future housing, hospitals, rest homes, etc. must be located in a high noise region, 65 DBA or higher, special architectural provisions including closed acoustical windows shall be encouraged.	Planning Building		X	X			X
14.	The City shall consider undertaking an acoustical study report prior to the expansion or construction of streets, highways, and freeways.	Public Works		X	X	X		X

II. NOISE ELEMENT BACKGROUND

A. Introduction

This Noise Element is designed to promote a comprehensive and long range program of achieving ideal noise levels throughout the City of Campbell and its sphere of influence. The element is also designed to bring the City into compliance with Section 65302(g) of the Government Code enacted by the State Legislature in 1972. Government Code Section 65302(g) requires a noise element to be incorporated in all city and county general plans. This Noise Element has been prepared in quantitative, numerical terms including maps showing noise contours of present and future noise levels associated with existing and proposed major transportation elements. Included herein are noise levels associated with the following transportation elements located within the City of Campbell:

(1) Freeways and expressways; (2) Major city streets; and (3) Southern Pacific Railroad.

A land use compatibility analysis was made to determine alternate and ultimate land use planning with respect to noise. This analysis will assist in minimizing the exposure of city residents and properties to high level noises and will reduce adverse social and economic impacts resulting from excessive noise.

B. Community Noise Sources

The City of Campbell is subjected to noise from a number of major transportation sources including a freeway, an expressway, several major arterials, a railroad, and aircraft traffic noise from San Jose Municipal Airport.

As the City with its small geographical area is located in a growing urban area with increasing traffic volumes and associated noise levels, the City experiences transportation system noises throughout the community.

Noise produced from the following sources was measured and is described in detail in following sections of this element:

1. Freeways, Expressways, and Major Roads: State Highway 17; San Tomas Expressway; Hamilton Avenue; Bascom Avenue; Campbell Avenue; San Tomas Aquino Road; Hacienda Avenue; West Parr Avenue; White Oaks Road; McGlincey Lane; Manchester Avenue; Pollard Road; McCoy Avenue; Virginia Avenue; Central Avenue; Winchester Boulevard.
2. Ground Transportation Systems: Southern Pacific Railroad.
3. Airports: None.

In addition to measuring traffic noise levels along roadways identified above, measurements were made adjacent to noise sensitive facilities to determine existing exposure levels. Noise recordings were made at one or more of the below-mentioned facilities as identified in the Government Code:

1. Hospitals: Campbell Community Hospital; Los Gatos Community Hospital.
2. Schools: Campbell High School; Rosemary School; San Tomas School; Dover School; Rolling Hills School; Forest Hill School; Hazelwood School; Coventry School.

3. Parks: John D. Morgan Park; Campbell Park.
4. Rest and Convalescent Homes: Shady Acres Rest Home.

C. Existing Noise Levels

To meet the Government Code Section 65302(g) requirements for developing a noise element in quantitative terms, noise level measurements were made in selected locations throughout the City. The continuous noise level recordings were plotted in graphical form to show the statistical distribution of noise for each location. All recordings of noise were made during peak traffic periods, 4:00 p.m. to 6:00 p.m., to obtain data on maximum noise conditions. The noise levels are shown on the noise contour map (Map 10) in L_{10} values, the amount of noise in dBA that existed for 10% of the recording time. The contours are shown in minimum increments of 5 dBA and are continued down to 65 dBA for locations adjacent to transportation noise sources. For noise sensitive regions having hospitals, rest homes, long-term medical care, parks and recreational areas, the contours were continued down to 45 dBA where possible.

D. Future Noise Levels

Anticipated changes in noise levels for the year 1995 were developed from traffic data projections obtained from the report, "Safety and Adequacy Evaluation - Proposed Street System in Downtown Campbell", June 1974 by George S. Nolte and Associates. The future noise levels are related to existing levels and are shown in 5 dBA increments. The future contours are continued down to 65 dBA and 45 dBA as was done for existing contours. Map 11 indicates the anticipated future noise contours.

E. Noise and Land Use Planning

Noise is closely related to traffic circulation and transportation systems and must be considered in relationship to land use. Parks, open space and residential zones can be incompatible with transportation elements due to the adverse effects of noise on outdoor activities and ordinary day-to-day living in residential structures. Implementation, enforcement, and adherence to Federal and State standards related to noise control and insulation will enhance the community's acoustical quality of life.

F. Conclusions

1. The neighborhood along Hamilton Avenue located east of Highway 17 has the highest noise region in the City due to the heavy vehicular traffic. In this area the 65 dBA contour is located at a distance of 971 feet from Hamilton Avenue.
2. Portions of Highway 17, San Tomas Expressway and some major thoroughfares are in close proximity to residential zones of various densities.
3. Parks are exposed to high noise levels, especially Campbell City Park, which is just west of Highway 17, and is exposed to freeway traffic noise.
4. Hospitals, especially Campbell Community Hospital near the corner of Hamilton Avenue and Winchester Boulevard are in zones of relatively high noise. Shady Acres Nursing Home is at a high noise location due to nearby Hamilton Avenue traffic.
5. Peak hour L_{10} noise levels as low as 45 dBA did not occur at any of the hospitals, rest homes or parks where noise recordings were obtained.
6. From the noise survey, half of the schools were found to be in high noise zones.

7. A substantial increase is predicted to occur in future (1995) noise levels including the extent of noise impacted areas.
8. Federal and state noise standards, especially those concerned with roadway construction or improvements and with exterior and interior noise and insulation for housing have an important effect on the noise control programs of the City. These should be brought to the attention of city officials and appropriate personnel, and in some cases incorporated into local codes.
9. Southern Pacific Railroad operations in the City are on a minimal scale and are not a significant factor in determining the noise environment along the right-of-way. Present railroad operations consist of one scheduled train into and from Permanente and some unscheduled switching operations. Because of the low level of activity, the noise environment is determined by other vehicular traffic.

G. Community Noise Standards

At the present time, federal exterior and interior noise standards exist for various land uses and structures. The U. S. Department of Housing and Urban Development, Federal Housing Administration standards are applicable to new construction and rehabilitation projects. The following HUD standards should assist the City in developing appropriate city noise exposure standards for housing.

1. Residential Land Use: The following standards apply to single and multi-family residences:

NORMALLY ACCEPTABLE
EXTERIOR LEVELS*

<u>Exposure</u>	<u>Time Period</u>	
	<u>0700 - 2100 hrs.</u>	<u>2100 - 0700 hrs.</u>
L_{10}	60	50
L_{50}	55	45

* Mitigation measures are required.

For acceptable interior levels in sleeping spaces, the following HUD/FHA standards are considered satisfactory and are recommended. These standards assume open window conditions unless provision is made for proper ventilation by mechanical means such as air-conditioning. At the present time HUD/FHA considers existing and projected noise exposures in sleeping quarters acceptable if the total noise levels from exterior and interior sources meets the following standards.

Clearly Acceptable Interior Levels

1. Do not exceed 55 dBA for more than an accumulation of 60 minutes in any 24 hour period, and
2. Do not exceed 45 dBA for more than an accumulation of 8 hours in any 24 hour day, and
3. Do not exceed 45 dBA for more than an accumulation of 30 minutes during the nighttime hours from 11:00 p.m. to 7:00 a.m.

2. Hotels and Motels: The following interior standards are recommended:

<u>Exposure</u>	<u>Time Period</u>	
	<u>0700 - 2100 hrs.</u>	<u>2100 - 0700 hrs.</u>
L_{10}	55	45
L_{50}	50	40

3. Hospitals, Rest and Nursing Homes: The following exterior and interior standards are recommended:

1. Exterior level: Do not exceed 55 dBA for more than an accumulation of 60 minutes in any 24 hour day.
2. Interior level: Do not exceed 45 dBA for more than 30 minutes in any 24 hour day.

4. Educational Facilities: The following exterior and interior standards are recommended:

<u>Exposure</u>	<u>Time Period</u>
	<u>0700 - 2100 hrs.</u>
<u>Exterior:</u>	
L_{10}	60
L_{50}	55
<u>Interior:</u>	
L_{10}	45
L_{50}	40

5. Parks and Recreational Areas: The following exterior requirement is recommended:

The outdoor noise levels should not exceed an L_{10} or 50 dBA or should not exceed 50 dBA for more than 2.4 hours in a 24 hour day.

H. Definitions

1. "A" Weighted Levels: Sound levels obtained using one of the frequency weighting networks, the "A" network, of the sound level meter. The "A" weighting approximates the response of the ear and "A" weighted levels are commonly used as a measure of the human annoyance response to noise.
2. Ambient Noise (Background Noise): The total of all noise in a system or situation, independent of the presence of the desired (or undesired) signal.
3. Average Daily Traffic (ADT): The total volume during a given time period in whole days greater than one day and less than one year divided by the number of days in that time period, commonly abbreviated as ADT.
4. Community Noise Equivalent Level (CNEL): A noise rating scheme defined in California Administrative Code based on a process of sound energy averaging and with weighting factors applied to daytime, evening and nighttime noise exposures.
5. Decibel: A unit of level or logarithmic representation of magnitude when the base of the logarithm is the tenth root of ten, and the quantities concerned are proportional to power, such as sound pressure squared. Note: the logarithm to the base the tenth root of 10 is the same at ten times the logarithm to the base 1.0.

6. Frequency: (in cycles per second or hertz): The time rate of repetition of a periodic phenomenon. The frequency is the reciprocal of the period.
7. Histogram: Graph showing the fraction of time that the instantaneous pressure level or other variable lies above or below a given level.
8. L_{10} , L_{50} , L_{90} Sound Level: That sound level which is exceeded 10%, 50% or 90%, respectively, of a specified period of time. For example, the L_{10} sound level for a daily period is that sound level which is exceeded for 10% of 24 hours, or for 2.4 hours. The L_{90} represents a reasonable estimate of the background noise level, L_{50} the "average" level and L_{10} the peak level.
9. Level: In acoustics, the level of a quantity is the logarithm of the ratio of that quantity to a referenced quantity of the same kind. The base of the logarithm, the referenced quantity and the kind of level must be specified.
10. Loudness: The intensive attribute of an auditory sensation, in terms of which sounds may be ordered on a scale extending from soft to loud. Note: Loudness depends primarily upon the sound pressure of the stimulus, but it also depends upon the frequency and wave form of the stimulus.
11. Noise: Any undesired noise. By extension, noise is any unwanted disturbance within a useful frequency band, such as undesired electric waves in a transmission channel or device.
12. Noise Level: The level of noise. For airborne sound unless specified to the contrary, noise level is the weighted sound pressure level called sound level; the weighting must be indicated.

13. Sound: (1) An oscillation in pressure, density, particle displacement, particle velocity, etc., which propagates, or travels as a wave, in a medium.
- (2) An auditory sensation evoked by the oscillation described above. Note 1: In case of possible confusion the term "sound wave" or "elastic wave" may be used for concept (1) and the term "sound sensation" for concept (2). Not all sound waves can evoke an auditory sensation, e.g., ultrasound. Note 2: The medium in which the source exists is often indicated by an appropriate adjective, e.g., airborne, water-borne, structureborne.
14. Sound Insulation: (1) The use of structures and materials designed to reduce the transmission of sound from one room or area to another or from the exterior to the interior of a building. (2) The degree by which sound transmission is reduced by means of sound insulating structures and materials.
15. Sound Level (noise level): Weighted sound pressure level measured by the use of a metering characteristic and weighting A, B or C, as specified in American National Standard Specification for Sound Level Meters, S1.4-1971, or the latest approved revision thereof. The weighting employed must be indicated, otherwise the "A" weighting is understood. The reference pressure is 20 micronewtons per square meter (2×10^{-4} dyne/cm²).
16. Sound Pressure Level: In dB, is 20 times the logarithm to the base 10 of the ratio of the pressure of this sound to the reference pressure. The reference pressure shall be explicitly stated. Note 1:

The reference pressure 2×10^{-4} dyne/cm² is in general use for measurements concerned with hearing and with sound in air. Note 2: Unless otherwise explicitly stated, it is to be understood that the sound pressure is the effective (rms) sound pressure.

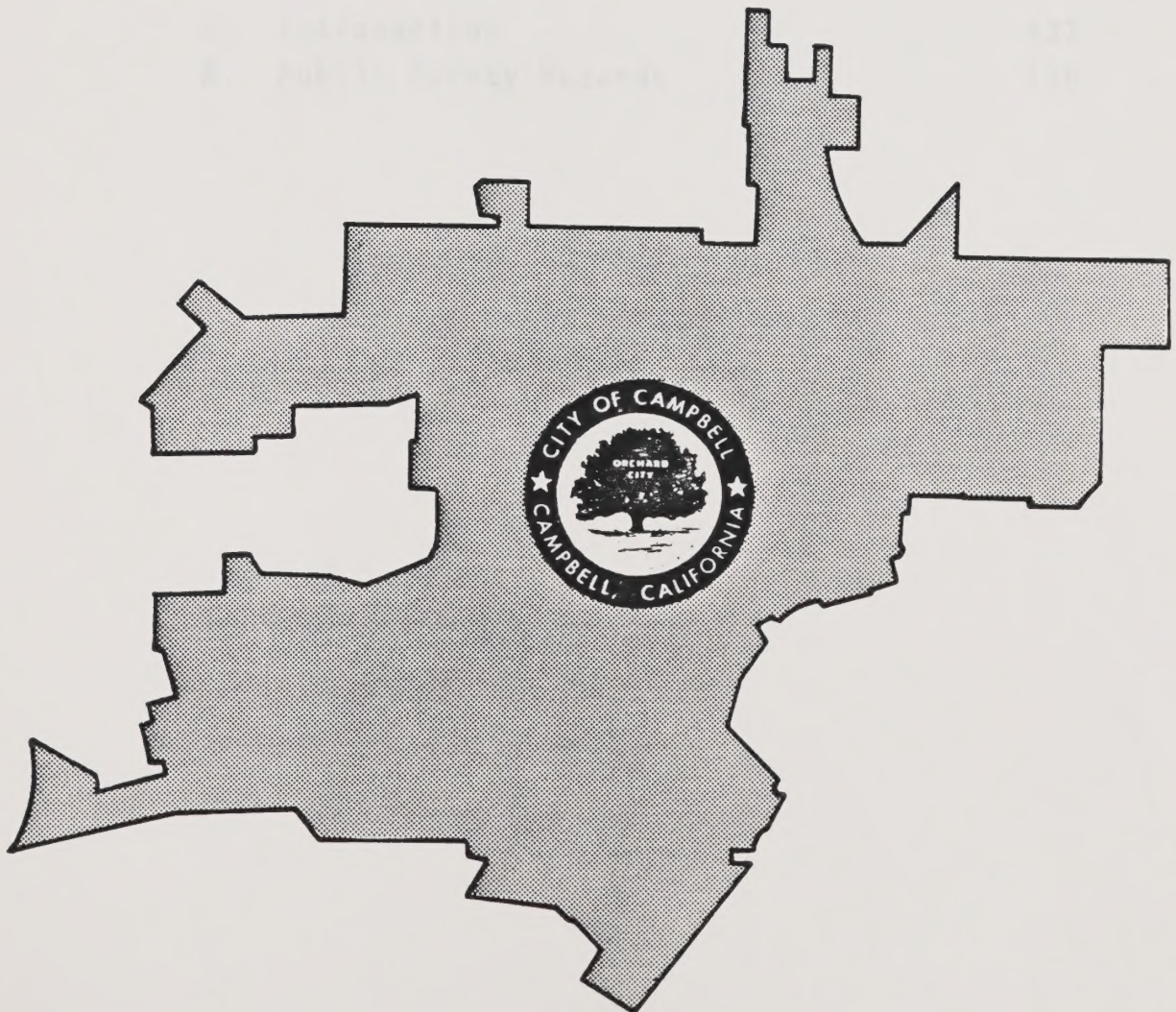
17. Sound Transmission Class, (STC): The preferred single figure rating system designed to give an estimate of the sound insulation properties of a partition or a rank ordering of a series of partitions.
18. Transient Sounds: Sound whose average properties do not remain constant in time. Examples are an aircraft flyover, a passing truck, a sonic boom.

I. References

1. State of California, Assembly Bill No. 966, Chapter 251, Government Code Section 65302(g) requires a Noise Element in all General Plans, June 30, 1972.
2. State of California, Administrative Code, Title 25, Article 4, Section 1092, Noise Insulation Standards, February 22, 1974.
3. Highway Research Board, "Highway Noise, A Design Guide for Highway Engineers", Report 117, 1971.
4. George S. Nolte and Associates, "Safety and Adequacy Evaluation, Proposed Street System in Downtown Campbell," June 1974.
5. City of Campbell, General Plan, Land Use Element, Adopted October 24, 1972.
6. U. S. Department of Transportation, Federal Highway Administration, Policy and Procedure Memorandum 90-2, February 8, 1973.
7. U. S. Dept. of Housing and Urban Development, "Noise Abatement and Control", Circular 1390.2, August 4, 1971.

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9 SAFETY



ADOPTED OCTOBER 14, 1975

SAFETY ELEMENT

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I. GOALS/OBJECTIVES AND POLICY IMPLEMENTATION

A. Goals/Objectives

1. To protect the life and property of residents of the City.
2. To minimize damage caused by natural and man-caused emergencies.
3. To provide adequate emergency services in the event of a natural or man-caused emergency.
4. To prevent potential flood and fire hazards insofar as possible.

B. POLICY IMPLEMENTATION MATRIX

SAFETY ELEMENT POLICIES	DEPARTMENT/AGENCY RESPONSIBLE FOR IMPLEMENTATION	GOALS					
		1. To protect life and property.	2. To minimize damage from emergencies.	3. To provide adequate emergency services.	4. To prevent potential hazards as far as possible.		
1. In any event which is determined to be an emergency, the Campbell Emergency Operations Plan shall be in effect.	Fire Police City Manager	X	X	X			
2. The City shall cooperate with other local, state, and federal agencies.	Fire Police Building City Manager	X	X	X	X		
3. All new construction in the City shall comply with the latest adopted Uniform Building Code.	Building	X	X		X		
4. The City shall continue to require smoke detectors in new residential construction.	Fire Building	X	X		X		
5. The City shall support flood control improvements that will reduce serious flood hazards.	Public Works	X	X		X		
6. The City shall limit the intensity of land use in flood plan areas.	Planning	X	X		X		
7. In all new development, the water system shall provide flow adequate for fire suppression for the types of structures and occupancies anticipated.	Fire	X	X	X	X		
8. To reduce fire hazards, the Fire Dept. will continue its on-going programs of public information, code enforcement and weed abatement.	Fire	X	X		X		

II. SAFETY ELEMENT BACKGROUND

A. Introduction

The State of California has decreed that a City's General Plan shall include a Safety Element for the protection of the community from such hazards as fires and earthquakes. As such, the Safety Element is closely related to the other elements of the General Plan; most notably the Seismic Element, Land Use Element, and the Circulation Element. In establishing this requirement, the State is essentially requiring that a consideration of public safety be made an integral part of the planning process.

The daily provision of safety services by a community, for its residents, is routine and well within the capacity of most local public safety forces. Should a catastrophic event occur, however the capabilities of a local jurisdiction such as Campbell to respond would be severely strained. The entire local government would be required to serve and function as a public safety organization.

This Safety Element is also closely related to the Campbell Emergency Operations Plan. Like the Emergency Operations Plan, the Safety Element is based on the following premises. First, if the catastrophe is limited to the local area, then the City must be prepared to take immediate and effective action to provide safety services pending arrival of mutual aid. Secondly, if the catastrophe covers a wide area, the City will be required to provide sustained local emergency services and coordinate its operations with regional disaster control efforts.

As in the Seismic Element, the community must make a determination as to the degree of risk it considers to

be an "acceptable risk." By definition, the level of acceptable risk is that level below which no specific action by a local government is deemed to be necessary. Unacceptable risk is that level of risk above which specific action by the local government is deemed to be necessary to protect life and property. Avoidable risk is a risk that is not necessary to take because individual or public goals can be achieved at the same or less total "cost" by other means without taking the risk.

When considering a concept such as acceptable risk, it is important to realize that the level of risk which is acceptable for one community may be totally unacceptable in another. This fluctuation could depend on the degree of hazard present and the risk the community is prepared to accept.

B. Public Safety Hazards

In this section, an attempt is made to identify the public safety hazards to which the City could reasonably be expected to respond with emergency services.

1. Earthquakes and Related Hazards

These hazards are, for the most part, discussed in the Seismic Element of the General Plan. One of the related hazards which is flooding due to a dam failure is discussed below under the heading "Flooding".

2. Fires

Suppression of a major conflagration in Campbell could require the efforts of the entire Campbell

Fire Department. The problems associated with this possibility are somewhat ameliorated by the fact that the City does have automatic aid agreements with the City of San Jose Fire Department and the County's Central Fire District. In addition, Campbell also has mutual aid agreements with the other surrounding cities. The distinction between the types of aid agreements is that, in a case involving mutual aid, Campbell must request assistance, whereas, in a case involving an automatic aid agreement, the other jurisdiction will respond automatically.

These aid agreements are essential to the welfare and safety of the residents and workers in the City. A fire in one of the major shopping centers such as the Pruneyard could easily involve the entire Campbell Fire Department. If a fire were to involve any of our high rise buildings, the High Rise Fire-fighting Plan would be put into effect. This would bring in off-duty firefighters to man reserve engine units from San Jose Fire Department and Santa Clara County Central Fire Protection District.

In order to help reduce fire hazard to the minimum, the Campbell Fire Department is involved in an on-going program of public information and code enforcement. Routine inspections are made for commercial, industrial and residential developments. Residents, tenants, and workers are also advised to prepare emergency evacuation procedures in the event a fire should occur.

Campbell also has an on-going weed abatement program. Under this program, the Fire Department notifies owners of vacant lots in the City of a fire hazard due to weeds. The owner is required to remove the weeds

on his own, or the City will cause the weeds to be removed and any cost for such work is assessed to the property owner.

Due to Campbell's current state of development, it is unlikely that a major conflagration would occur in the vacant areas of the City. However, a fire starting in one of these lots could readily spread to adjacent developments.

3. Flooding

Historically, Campbell has been flooded by rain swollen creeks. At the present time, however, the Santa Clara Valley Water District has upgraded the water-carrying capability of the stream channels to the point that they can now carry the runoff from the "100 year flood" without adversely affecting the City.

The City is participating in the National Flood Insurance Program. Maps released by the Federal Insurance Administration support the contention that the present condition of the stream channels can carry the floodwater runoff from the "100 year flood" in this water basis.

In addition to the potential for flooding due to creeks over-flowing and inundating the surrounding area, there is also the potential for flooding due to dam failure. Lexington dam, in the Santa Cruz Mountains, is the only likely source for flooding in Campbell due to dam failure. Such failure would most likely occur as a result of an earthquake along the San Andreas fault system.

Similar flooding could possibly occur as the result of a massive landslide displacing water when the level is near its maximum.

The accompanying map (Map 12) illustrates the extent to which dam failure could cause flooding in the Campbell area. This map is based on a study map prepared by the Santa Clara Valley Water District. It denotes only areas which would be inundated by some level of water. No depths or velocities of water are suggested.

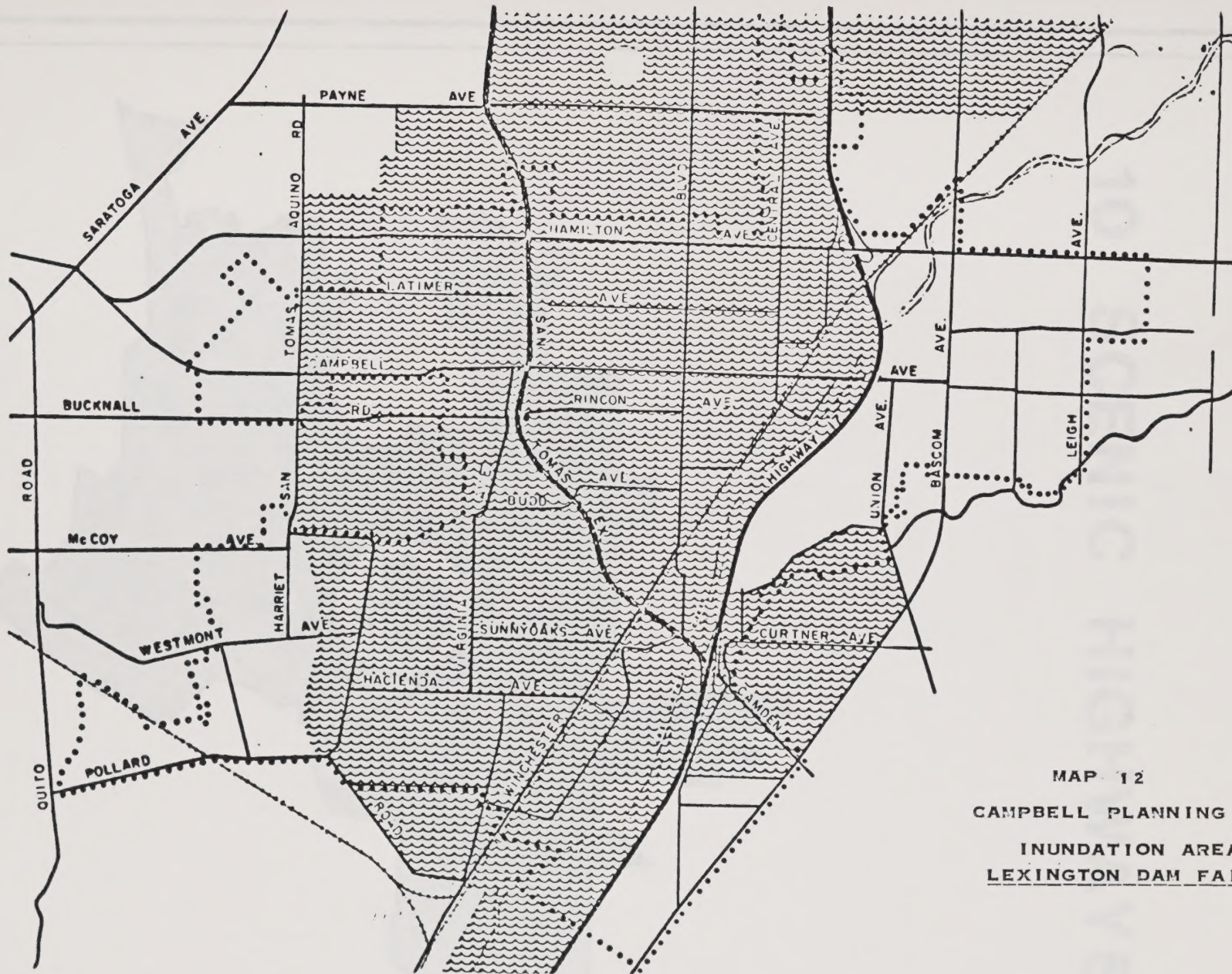
4. High Winds

The Campbell area periodically suffers from winds with velocities as high as 60-80 miles per hour. Compliance with the Uniform Building Code insures that the buildings will not suffer undue damage as a result of such winds.

5. Noise

Excessive noise has been demonstrated to be a hazard to public health and safety. The reader is referred to the Noise Element of the Campbell General Plan for discussion of this hazard and the goals and policies the City has adopted with regard to noise.

- - -



MAP 12
 CAMPBELL PLANNING AREA
 INUNDATION AREA -
LEXINGTON DAM FAILURE

10 SCENIC HIGHWAYS



ADOPTED DECEMBER 26, 1972

SCENIC HIGHWAYS ELEMENT

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I. GOALS/OBJECTIVES AND POLICY IMPLEMENTATION

A. Goals/Objectives

1. To improve the visual quality of the City's streets and highways.

B. POLICY IMPLEMENTATION MATRIX

SCENIC HIGHWAYS ELEMENT POLICIES		DEPARTMENT/AGENCY RESPONSIBLE FOR IMPLEMENTATION						
			1. To improve the visual quality of streets and highways.					
1. The City shall landscape all medians in divided city streets and landscape the rights-of-way along major streets where feasible.	Public Works	X						
2. The City shall enforce its sign ordinance.	Planning	X						
3. The City shall strive to improve that portion of Los Gatos Creek (parallel to Highway 17) within its jurisdiction.	Public Works	X						
4. The City shall require developers to install landscaping between the public rights-of-way and parking spaces on all new developments.	Planning	X						

APPENDIX

II. SCENIC HIGHWAYS ELEMENT BACKGROUND

A. Introduction

One of the required elements for inclusion in the General Plan of each City and County is the Scenic Highways Element. The sole objective of this requirement is to aid each jurisdiction in defining, protecting and enhancing its visual environment as seen from the road. By definition, there are both urban and rural scenic highways.

To be classified as an Urban Scenic Highway, the state guidelines require that the route traverse a "defined visual corridor which offers an unhindered view of attractive and exciting urban scenes." The requirement for the rural scenic highway classification is similar, except for the fact that the goals stress the "protection and enhancement of all natural scenic resources and aesthetic values." In each case, development within the visual corridor should be subject to, and in accordance with, a local plan and program of reasonable standards on the use of the land; i.e. the Scenic Highways Element.

At the present time, no scenic highway routes for Campbell have been designated by the county or state. By virtue of Campbell's location with respect to other cities surrounding it, the designation of "rural scenic highway" would not be feasible. Likewise, the City would not meet the state requirements for classification of any "urban scenic highways."

The only state route through Campbell is Highway 17, and as mentioned above, this freeway is not shown on

the state masterplan for scenic highways. The City does, however, plan to improve the visual quality of the area through completion of its section of the Los Gatos Creek Park which parallels the freeway. The fact that there is relatively little undeveloped land in the City, or in the sphere of influence, effectively precludes future establishment of county scenic highways.

The City of Campbell does have an alternative, however, and that is to maintain its present policy of requiring landscaping adjacent to streets as a condition of architectural approval. Street and parking lot landscaping not only break up the visual impact of large asphalt surfaces, but also add to the beauty of the area. The median strip on Hamilton Avenue between Winchester Boulevard and the western city limits and the Pruneyard Shopping Center are prime examples of the effects brought about by planting.

In addition to the requirement that developers install and maintain adequate landscaping, is the regulation that all signs in the City be approved. Signs, if improperly used, form a most obvious visual pollution that often takes several years to eliminate. Through vigorous enforcement of the sign ordinance to prevent future visual blight as well as to eliminate those signs which are non-conforming, the City will improve the visual impact of its streets. In addition, the City will employ official traffic signs discriminately, making the most effective use of each location.

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CITY OF CAMPBELL

75 NORTH CENTRAL AVENUE
CAMPBELL, CALIFORNIA 95008
(408) 378-8141

Department: Planning

December 14, 1984

Dear

Attached, please find a copy of Campbell's recently revised GENERAL PLAN. As you may be aware, the individual Elements of the General Plan were adopted over the past several years. However, through recent efforts by the City Council, Planning Commission, Planning Department, and other City departments, the Elements have been revised and consolidated into a common format, and bound into a single document.

Each Chapter now begins with the goals and policies of the City set out in matrix form, followed by an Appendix with more detailed information. This format makes the goals and policies of the City more clear and easy to understand.

The General Plan should serve to give City officials, Campbell residents, developers, and others a better understanding of the direction the City is heading.

Sincerely,

ARTHUR A. KEE
PLANNING DIRECTOR

ld
f:gp-primerg
distri: City Council
Planning Commission
City Manager
City Attorney
Department Heads

ADOPTED JUNE 8, 1987

10 AIR QUALITY



ADOPTED JUNE 8, 1987

AIR QUALITY ELEMENT

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AIR QUALITY ELEMENT

I. GOALS/OBJECTIVES AND POLICY IMPLEMENTATION

A. Goals/Objectives.

1. To focus on the incremental impact of new development as it relates to air quality in terms of both:
 - a) Direct sources of pollution such as electronics research and development and manufacturing uses.
 - b) Indirect sources of pollution such as housing, shopping, and office developments.
2. Within the City's abilities, to work with the Bay Area Air Quality Management District and other agencies in efforts to maintain or improve air quality, and to help achieve air quality standards within the target dates prescribed by law.
3. To provide for development in the community that is consistent with the adopted General Plan, while not contributing to a significant decline in air quality.
4. To emphasize air quality as a factor to be considered in the review of a proposed project's Environmental Impact.
5. To work with Santa Clara County and adjacent communities to reduce dependency on the private automobile for transportation.

B. POLICY IMPLEMENTATION MATRIX

AIR QUALITY ELEMENT POLICIES		DEPARTMENT/AGENCY RESPONSIBLE FOR IMPLEMENTATION	INCREMENTAL IMPACT	WORK WITH OTHER AGENCIES	PROVIDE FOR DEVELOPMENT	ENVIRONMENTAL REVIEW	REDUCE DEPENDENCY ON AUTOMOBILE
1. Include an analysis of a project's impact on Air Quality in Environmental Impact Reports.	Planning		X		X	X	
2. Refer Environmental Impact Reports to the Bay Area Air Quality Management District for review and comment.	Planning		X	X		X	
3. Support the development of a public transportation system that provides an attractive alternative to the automobile in terms of convenience, comfort, and speed.	Public Works City Manager City Council		X	X			X
4. Review proposed development projects for their potential to generate hazardous air pollutants.	Fire		X		X	X	
5. Support regional, state, and federal agencies having jurisdiction over air quality regulations.	City Council		X	X			
6. Continue to develop bicycle trails, as shown in the Circulation Element.	Public Works		X				X
7. Maintain the City's current Jobs/Housing balance.	City Council Planning		X		X	X	
8. Encourage those types of development that do not generate substantial sources of air pollution.	Planning		X		X	X	
9. Discourage the juxtaposition of uses which are incompatible because of potential air pollution problems.	Planning		X		X	X	

APPENDIX

II. AIR QUALITY ELEMENT BACKGROUND

The California Planning and Zoning Law, commencing with Section 65000 of the Government Code, requires that a city's general plan contain seven mandated elements. While air quality is not a mandated element at this time, Section 65303 states that "The general plan may include any other elements or address any other subject which, in the judgement of the legislative body, relate to the physical development of the county or city." With this in mind, the Air Quality Element represents a commitment on the part of the City to evaluate the impact that land use, traffic circulation, and housing decisions will have on local air quality.

Maintaining and/or improving air quality is a significant environmental problem for the entire San Francisco Bay Area. Standards for air quality have been established by both the state and federal levels of government, with target dates for compliance. In the Bay Area, the Bay Area Air Quality Management District is responsible for monitoring and enforcing air quality standards, as required by the State of California.

Air pollution is often regarded as a regional problem, however, it is clear that decisions made at the local level regarding such issues as land use and growth have a significant cumulative effect on air quality. In addition, there are atmospheric and geologic conditions in the area which tend to transport and concentrate air pollutants in the South Bay Area. These transported pollutants are in addition to the air pollution generated in the local area. Therefore, it is important to note that any action taken by the City of Campbell to reduce air pollution will need the support of similar actions in neighboring jurisdictions for the efforts to be effective. In a letter to the City of Campbell dated July 25, 1986, the Air Pollution Control Officer for the Bay Area Air Quality Management District summarized the general nature of the problem of air pollution as follows:

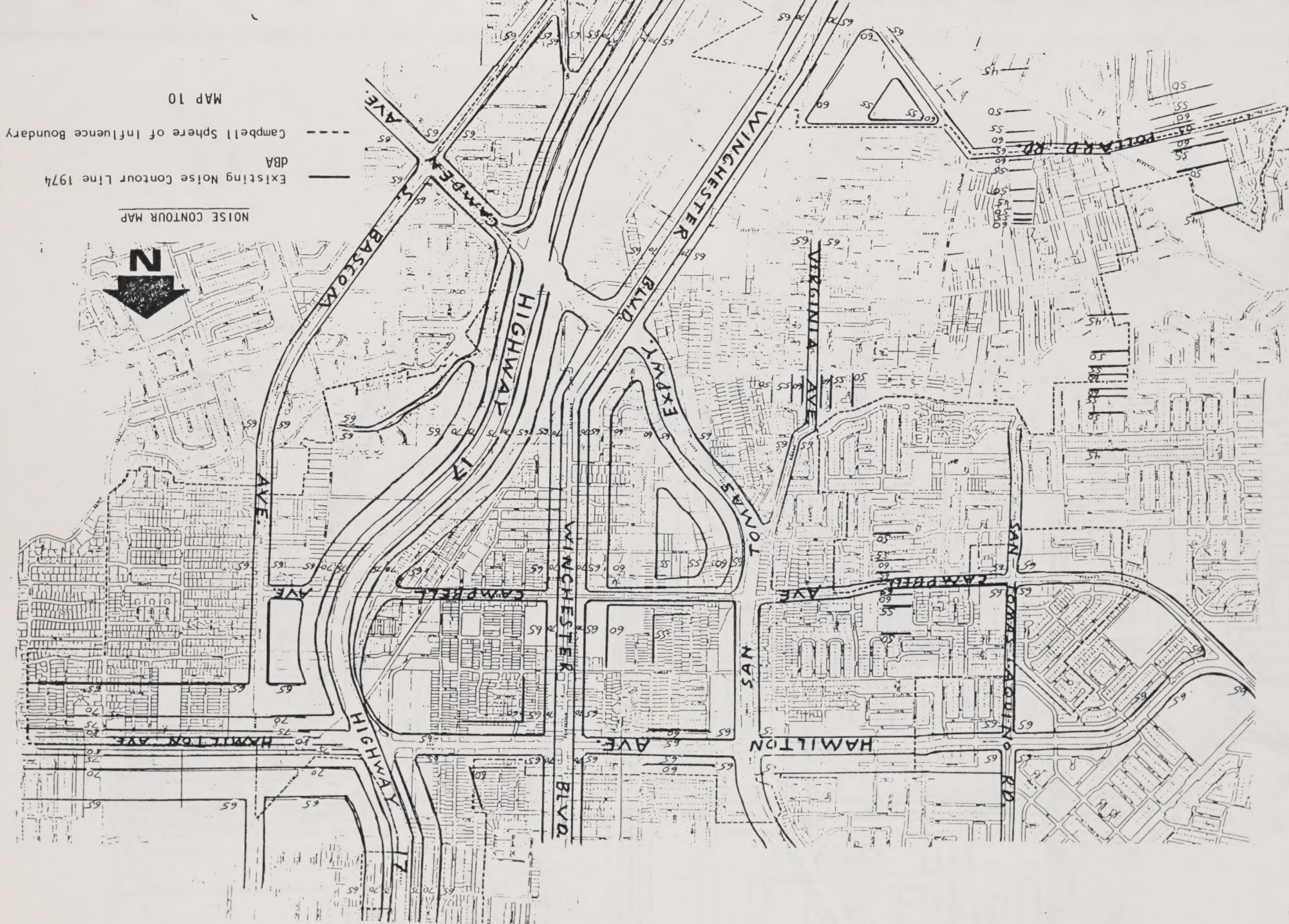
"In some respects, air quality is indeed a regional problem. For instance, the Bay Area is designated a 'non-attainment' area for ozone. The precursor ingredients that produce ozone -- hydrocarbons and nitrogen oxides -- may be emitted in one place and the resulting ozone formed miles downwind. Thus, emissions in the central Bay communities may contribute to Campbell and San Jose ozone levels. Note also that pollutants emitted in Campbell can contribute to ozone buildup in Los Gatos or Morgan Hill.

Carbon monoxide, however, is another story. All urbanized areas of the Bay Area are designated 'non-attainment' for CO. The cause and effects are much more local than for ozone. Here local motor vehicle emissions are, by far, the major culprit."

Air Quality Monitoring

The City of Campbell does not have the facilities necessary to monitor levels of air pollution in the area, and air quality monitoring and enforcement will remain under the jurisdiction of the Bay Area Air Quality Management District. Information and data pertaining to air quality and levels of pollution are available from agencies such as the Bay Area Air Quality Management District and the California State Air Resources Board. It is not the intent of this Air Quality Element to review the various types of air pollutants and the meteorological and geologic factors that lead to their dispersal and/or concentration in a given area. Instead, it is the purpose of this Element to establish the Goals, Policies and Implementation responsibilities of the City aimed at maintaining or improving air quality.

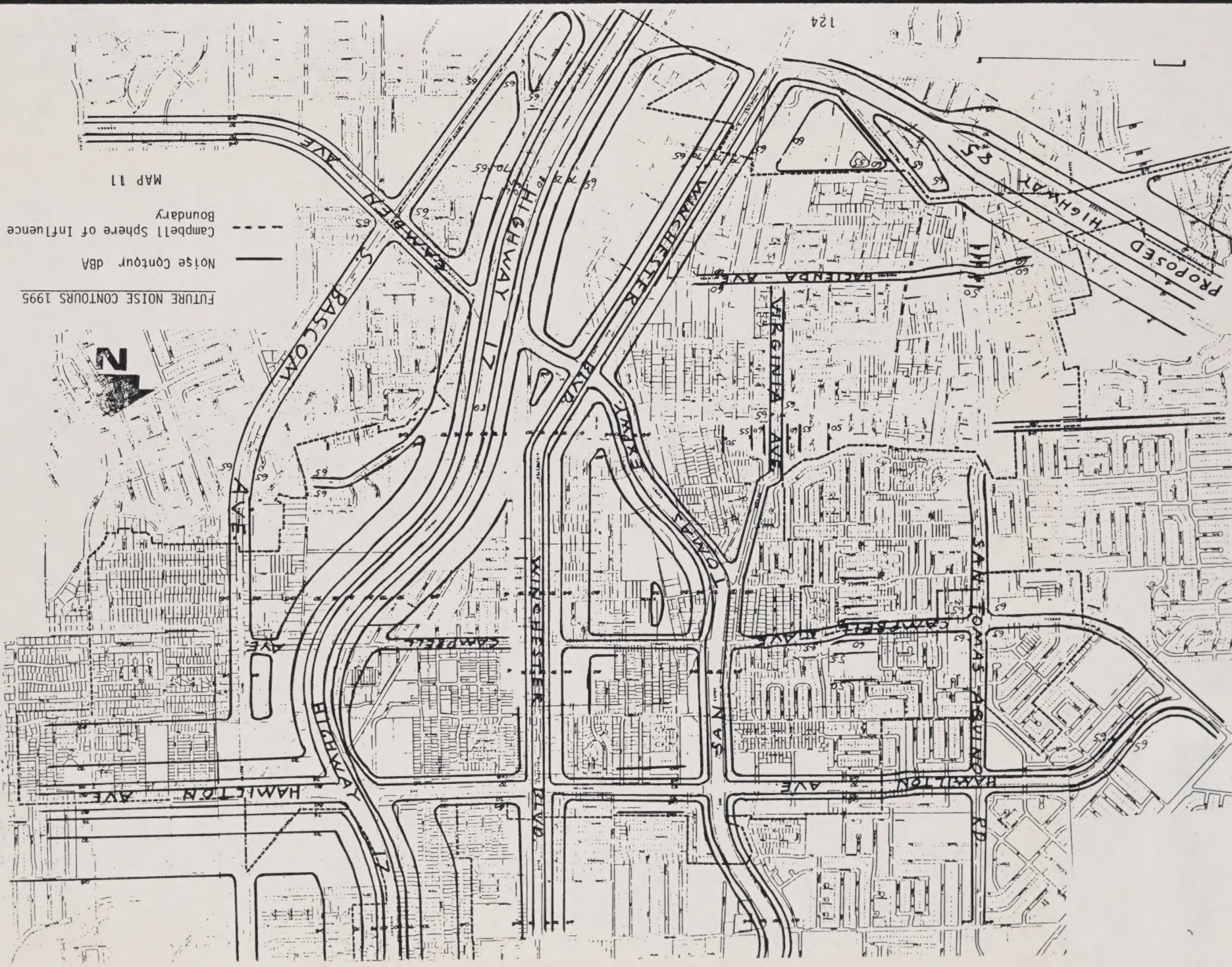
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NOISE CONTOUR MAP

MAP 10

Existing Noise Contour Line 1974
Campbell Sphere of Influence Boundary



FUTURE NOISE CONTOURS 1995

— Noise Contour dBA
--- Campbell Sphere of Influence Boundary

MAP 11

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